

**PLANNING COMMISSION
ERIE TOWNSHIP
ERIE, MICHIGAN
Regular Meeting
February 21, 2023**

1. CALL TO ORDER

Bill Jacobs called to order the Regular Meeting of the Erie Township Planning Commission on February 21, 2023 at 7:00 pm at the Erie Township Hall, Erie Michigan.

2. ROLL CALL

Bill Jacobs	Present
Dave Cousino	Present
Dr. Larry Guinn	Present
Dan Taylor	Present
Paul Perry	Present
Robert Schwartz	Present
Manny Evola	Present

Also present: Mike Demski and Recording Secretary, Kim Cousino.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF AGENDA

Bob Schwartz moved supported by Danny Taylor to approve the agenda as presented. Motion carried.

5. MINUTES APPROVAL

Manny Evola moved supported by Dr. Larry Guinn to approve the January 17, 2023 meeting minutes as presented. Motion carried.

6. PUBLIC COMMENT & COMMUNICATIONS

A. No public comment.

B. Paul Perry moved supported by Dave Cousino to approve and place on file the budget report. Motion carried.

7. PUBLIC HEARING: Proposed change to update table 10-2, Permitted Principal Uses In All Districts, to update table 10-2, to sperate Commercial stables, hunt clubs, outdoor or indoor shooting ranges, and campgrounds, as individual uses and to permit campgrounds as a Special Use in the C-W, Waterfront Commercial zoning district. This use is currently not permitted in the C-W district.

Paul Perry moved supported by Dave Cousino to close the regular meeting at 7:01 p.m. Motion carried.

Paul Perry moved supported by Dave Cousino to open the public hearing for proposed changes to update table 10-2, permitted principal uses in all districts. Motion carried.

Dave Cousino stated that special use means that each individual application submitted for special use is looked at.

No other comments received.

Paul Perry moved supported by Bob Schwartz to close the public hearing at 7:03 p.m. Motion carried.

Paul Perry moved supported by Manny Evola to open the regular meeting at 7:03 p.m. Motion carried.

8. RECOMMENDATION TO THE TOWNSHIP BOARD RE: CHANGES TO TABLE 10-2

Manny Evola moved supported by Paul Perry to approve proposed changes to table 10-2 to allow campgrounds as special use in commercial waterfront districts. Motion carried.

9. UNFINISHED BUSINESS

a. 3949 Luna Pier Rd. – Station/Truckstop – Parcel 5805-010-002-00

Property owner and developer, Ali Nasser, was present with his engineer from Boss Engineering. They discussed their entry-way plans with the Monroe County Road Commission and they approved the entry-way points as submitted in the preliminary plans and subsequently approved by the Erie Township Planning Commission, but requested Mr. Nasser also gain approval from MDOT. MDOT only wants one drive as opposed to two, and for the entry way to be lined up with Victory Rd. which would decrease the original encroachment on the neighboring property from 35.3 feet to 13.7 feet. Mr. Nasser and his engineer were directed to return to the Erie Township Planning Commission for direction.

Discussion was held.

Manny Evola moved supported by Paul Perry for Mike Demski and Bill Jacobs to draft a letter to the Monroe County Road Commission and MDOT recommending that they accept the original preliminary site plan, with no alterations; we feel that moving the entry-way further west or reducing to only one drive would impose more noise, pollution, and traffic impediment to the neighboring property. Motion carried.

10. PUBLIC COMMENT AND COMMENTS FROM MEMBERS

Theresa Pobee-Mensah asked about updating the master plan and the sub-committee.

Dave Cousino requested that all paperwork related to business on the agenda be provided prior to the meeting, not the night of.

Dr. Larry Guinn stated that he heard from Treasurer Cindy Wisbon regarding the historical marker, Monroe County Historical Society does have the marker and still plan on having it refurbished, the project was halted due to COVID.

Dave Cousino and Dr. Larry Guinn will be out of town the day of the March planning meeting.

11. MEETING DATES

Township Board Meeting – Tuesday, March 14, 2023 at 7:00 p.m.

Planning Commission Meeting – Tuesday, March 21, 2023 at 7:00 p.m.

12. ADJOURNMENT

Paul Perry moved supported by Danny Taylor to adjourn at 7:40 p.m. Meeting adjourned.

Kimberly Cousino
Recording Secretary