

**PLANNING COMMISSION
ERIE TOWNSHIP
ERIE, MICHIGAN
Regular Meeting and Public Hearing
March 19, 2024**

1. CALL TO ORDER

Bill Jacobs called to order the Regular Meeting and Public Hearing of the Erie Township Planning Commission on Tuesday, March 19, 2024 at 7:00 pm at the Erie Township Hall, Erie Michigan.

2. ROLL CALL

Bill Jacobs	Present
Dave Cousino	Present
Dr. Larry Guinn	Absent - Excused
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

Paul Perry moved supported by Robert Schwartz to approve the agenda as presented. Motion carried.

5. MINUTES APPROVAL

Manny Evola moved, supported by Danny Taylor to approve the February 20, 2024 regular meeting minutes as presented. Motion carried.

6. PUBLIC COMMENT & COMMUNICATIONS

A. Public Comment: None.

B. Communications: EGLE – 2899 Algonquin – Construction Permit; Kim Cousino read the submitted comment from Terry O’Brien in support of the rezoning request from William Tabbert.

Paul Perry moved, supported by Danny Taylor to accept and place on file correspondence items. Motion carried.

C. Budget Report: Manny Evola moved supported by Robert Schwartz to approve and place on file the budget report. Motion carried.

7. PUBLIC HEARING

A. Re-Zoning Request from William Tabbert for Parcel 05-034-005, 05-034-007-00, 05-034-008-00 – to re-zone from from R-3 high density residential to C-W commercial waterfront.

Paul Perry moved, supported by Danny Taylor to close the regular meeting at 7:04 p.m. and open the public hearing for the re-zoning request from William Tabbert for parcels 05-034-005, 05-034-007-00, 05-034-008-00 from R-3 to commercial waterfront. Motion carried.

William and Nancy Tabbert – 6300 Edgewater - have applied to rezone parcels 05-034-005, 05-034-007-00, 05-034-008-00 from R-3 to commercial waterfront, to be used for storing boats. Bill stated that he has no intentions of developing the property into condo's or buildings, will strictly be used for boat storage, as it currently is. Bill addressed the three properties that are landlocked by the marina property, stating all three will have access either through the marina or by the gate off of Woodside or Peninsula Rd. inside of Ottawa Shores.

Kim Achinger of Ottawa Shores read a letter in support of the rezoning request written by Greg Bixler, Ottawa Shores Trustee.

Skip (Sidney) Curtis – Owns property along the marina and the only access is through the marina, he has issues with the easement.

Henry Bender – Edgewater Dr. owns parcel D which is east of the Tabbert's property, submitted a comment to the planning commission in opposition to the re-zoning request and also addressed the easement issue he faces.

Steven Behrens – 6631 Edgewater Dr. – spoke in favor of the rezoning request.

Debbie Behrens – 6631 Edgewater Dr. – spoke in favor of the rezoning request.

Joe Spicer – spoke in favor of the rezoning request.

Bob Cryderman – 6551 Edgewater Dr. – spoke in favor of the rezoning request.

Paul Perry asked Mike Demski if the planning commission has any purview over easements, Mike Demski responded that easements are a legal matter and outside of the purview of the planning commission.

Paul Perry moved supported by Manny Evola to close the public hearing at 7:37 p.m. Motion carried.

Paul Perry moved supported by Danny Taylor to open the regular meeting at 7:37 p.m. Motion carried.

8. UNFINISHED BUSINESS

a. Action of re-zoning request from William Tabbert

Paul Perry moved supported by Dave Cousino to approve the zoning permit application as submitted by Mr. Tabbert for parcels 05-034-005, 05-034-007-00, 05-034-008-00 from R-3 to commercial waterfront. Roll called; Danny Taylor – yes, Bob Schwartz – yes, Bill Jacobs – yes, Manny Evola – yes, Paul Perry – yes, Dave Cousino – yes. Motion carried, all in favor.

b. Master Plan – Committee Update

Paul Perry stated the Master Plan subcommittee has met a few times and reviewed the master plan, they only see the need to update dates and some language, they do not anticipate significant changes to the current plan. The committee has requested an editable version of the master plan from planners, Kleinfelder who acquired Poggemeyer in 2020.

9. New Business

a. Preliminary Site Plan Review – 10670 Victory Rd. – 002-013-10 & 20 from Jeff Truckor for storage unit development

Mr. Truckor along with his engineer presented preliminary plans for storage unit development on his property at 10670 Victory Rd. Mike Demski stated storage units are a by-right use in the zoning district, discussion was held.

Manny Evola moved supported by Paul Perry to approve the preliminary plan for 10670 Victory Rd. as presented. Motion carried.

10. PUBLIC COMMENT AND COMMENTS FROM MEMBERS

None.

11. MEETING DATES

Township Board Meeting – Tuesday, April 9, 2024 at 7:00 p.m.

Planning Commission Meeting – Tuesday, April 16, 2024 at 7:00 p.m.

12. ADJOURNMENT

Bob Schwartz moved supported by Danny Taylor to adjourn at 7:55 p.m. Meeting adjourned.

Kimberly Cousino
Recording Secretary