

**PLANNING COMMISSION
ERIE TOWNSHIP
ERIE, MICHIGAN
Regular Meeting
August 20, 2024**

1. CALL TO ORDER

Bill Jacobs called to order the Regular Meeting of the Erie Township Planning Commission on Tuesday, August 20, 2024 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, Attorney Phil Goldsmith, and Recording Secretary, Kim Cousino.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF AGENDA

Paul Perry moved supported by Manny Evola to approve the updated agenda as presented. Motion carried.

5. MINUTES APPROVAL

Robert Schwartz moved, supported by Danny Taylor to approve the July 16, 2024 Regular meeting minutes as presented. Motion carried.

6. PUBLIC COMMENT & COMMUNICATIONS

A. Public Comment: None

B. Communications: None

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

7. UNFINISHED BUSINESS

A. Master Plan – Committee Update

Paul Perry provided committee members with a revised draft of the current master plan. The sub-committee will convene a meeting to review the amendments.

8. NEW BUSINESS

a. Recreational Marijuana

Attorney Phil Goldsmith informed the planning commission that a ballot initiative to repeal the township's prohibition on marijuana retail businesses will appear on the November 5, 2024 ballot. If the ballot initiative is approved by the majority of electors in Erie Township, the township will have ten days to enact an ordinance regulating the retail sale of marijuana. Phil Goldsmith recommends the planning commission proactively draft an ordinance, hold a public hearing, and refer to the township board for approval if the ballot initiative is successful. Discussion was held and it was decided to form a sub-committee to prepare an ordinance regulating the zoning district and retail sale of marijuana in Erie Township. The sub-committee members are Bill Jacobs, Paul Perry, Dave Cousino, and Mike Demski.

b. Site plan review – Allied Waste, 6749 S. Dixie Hwy. – Addition of a fuel island

An amendment to the approved site plan was presented to add an above ground fueling tank and island for use at 6749 S Dixie Hwy, the plan has also been submitted to the Monroe County Drain Commissioner who has replied to the engineer with comments.

Danny Taylor moved supported by Paul Perry to approve the site plan for Allied Waste at 6749 S Dixie Hwy for the addition of a fuel island, as presented, contingent on approval from the Monroe County Drain Commission. Motion carried.

c. Consideration to permit single family homes – 'BR' in the 'C-W District'

Manny Evola moved supported by Danny Taylor to schedule a public hearing during the next regularly scheduled meeting on September 17, 2024, for the consideration of amending Erie Township Zoning Ordinance #117; permitting single family homes by-right in the commercial waterfront district. Motion carried.

d. EV Chargers – Consider as permitted use and requirements

Paul Perry moved supported by Manny Evola to schedule a public hearing during the next regularly scheduled meeting on September 17, 2024, for the consideration of amending Erie Township Zoning Ordinance #117; to add section 20.28 Electric Vehicle Infrastructure. Motion carried.

e. Erie Township Zoning Ordinance #117 – Consider update to Section 20.15: Fences

Paul Perry moved supported by Danny Taylor to schedule a public hearing during the next regularly scheduled meeting on September 17, 2024, for the consideration of amending Erie Township Zoning Ordinance #117, section 20.15; Fences. Motion carried.

9. PUBLIC COMMENT AND COMMENTS FROM MEMBERS

Tom Sancrant asked questions regarding the creation of an overlay district for retail marijuana sales.

Manny Evola spoke in regards to the legislation regulating alternative energy facilities, townships should have a compliant CREO in place by November 25, he suggests the planning commission consult with an attorney to create an overlay district similar to what other jurisdictions have done. Chairman Bill Jacobs asked Manny Evola to ask for this attorney's availability to zoom in on the September meeting.

10. MEETING DATES

Township Board Meeting – Tuesday, September 10, 2024 at 7:00 p.m.

Planning Commission Meeting – Tuesday, September 17, 2024 at 7:00 p.m.

11. ADJOURNMENT

Paul Perry moved supported by Robert Schwartz to adjourn at 8:00 p.m. Meeting adjourned.

Kimberly Cousino
Recording Secretary