

Minutes of

Plainfield Township Planning and Parks and Recreation Commission

Regular meeting

May 8, 2024

1. Called to order by Olmstead at 6:30p.m.
2. Pledge of allegiance was said by all present.
3. Roll Call:
 - a. Present: McDonell, Toth, Houthoofd, Heal, Johnson, Olmstead
 - b. Absent: Alward
4. Guest: Patrick Ready- Building Dept, Representatives for Dollar General
5. Approval of Agenda:
 - a. **Motion** by McDonell, seconded by Heal **Motion carried by voice, all ayes.**
6. Approval of Minutes: **Motion** by Toth, seconded by Houthoofd to approve the April 10, 2024 minutes. **Motion carried by voice, all ayes.**
7. Township board report: Houthoofd: Pavilion approved. County is attending meeting next Wednesday. Road work approved
8. ZBA Report: Toth: No meeting
9. Community comments or questions: Paul spoke on behalf of school board for trail along creek. School board does not want property included by old superintendent's building.
10. Motion to close regular meeting by Houthoofd and seconded by Toth. Johnson motion to open the public meeting with support by Heal.
11. Section 10.06 Side yard setbacks: Motion by Houth and seconded by McDonell to change ordinance *"Each residential lot shall have at least 5-foot minimum setback on lesser side and at least 10-foot setback on other side. Measured from lot line to the nearest point of the building or structure. Where a side yard abuts a road end, or a dead-end side setback shall be 10 feet."* **Motion carried by voice, all ayes.**
12. 18.02 F. Shipping type container uses: Motion by Toth to accept the new ordinance with amendments of pad. Supported by McDonell *"Shipping containers may be allowed in RD, AG, and R1 with 10 acres or more. Shall only be used for accessory building/storage building purposes. All accessory building setbacks apply. Container to be either painted to blend in with the natural landscape or a building material siding that would be typically used for a main structure. Must be seated on a four-inch minimum foundation of limestone or concrete. Truck bodies, School bus bodies and travel trailers shall not be used for accessory buildings."* **Motion carried by voice, all ayes.**

13. Motion to adjourn public hearing and open regular meeting by Toth and supported by McDonell

14. New Business:

- a. 5866 N M-65 Retail NSC Plan Review: no information from Road Commission or MDOT. More parking and larger space for truck delivery. Concern on location for driveway is south side of property before curve, safety concern for traveling from north. Room for passing lane. This is a regular Dollar General and not a market. Fire wall has been addressed. Septic evaluation has been approved and waiting for well permit. NSC definition to meet needs of neighborhood. Motion to approve site plan by Houthoofd and supported Heal. **Motion carried by voice, all ayes.**
- b. Minimum residential sq foot 720 to 480: permanent foundation and meets code. Guest homes? Not in zoning book. Concern that the requirement be put in across the board. Concern with property values if tiny home is next to large home. Check with Health Department for septic restrictions. Discussion will continue next month.
- c. West Londo Fishing Dock: Patrick forwarded quote for dock from Savin. Roger spoke to the property owner assoc.- They would like pavilion/ picnic area. Reminded that Fred suggested something that would not require extra maintenance. How to deter people from leaving their boat there. Trying to develop parks for the people of the park to use not just for the lake owners. Pickle ball deck box was vandalized. Patrick will request other bids.
- d. Parks Catalogs to look at what equipment we would like to add. Bring ideas for next month

15. Old Business:

a.

16. General Discussion and Public Comments:

a. Patrick thanked everyone for their hard work

17. **Motion by Heal, second by McDonell to adjourn 7:40 Motion carried by voice, all ayes.**

Minutes submitted by Cheryl McDonell

Approved: Date _____
