

Meeting Minutes – 1/19/2023

Meeting opened at 6pm with the Pledge of Allegiance and Invocation by Mike Carey.

Attendees: Mike Carey, Russ Bauwens, and Ryan Warmboe. Absent: Jacob Trulock, John Gilner

Other Attendees: Brock VanOss.

Mike Carey motioned to approve the meeting minutes from 8/25/22 and Ryan Warmboe seconded; the motion passed.

Mike Carey motioned to approve the 1/19/23 meeting agenda and Ryan Warmboe seconded; the motion passed.

Jake Conery's term on the Planning Commission ended on 12/31/22. The Township Board appointed John Gilner the Planning Commission for a 3-year term.

Russ Bauwens was nominated to remain as Planning Commission chairman. Mike Carey motioned to approve and Ryan Warmboe seconded. The motion was approved.

Ryan Warmboe was nominated to remain as Planning Commission secretary. Mike Carey motioned to approve and Russ Bauwens seconded. The motion was approved.

The Zoning Ordinance update was approved by the Township Board on 9/21/22. Public notice went out on 9/22/22 and the updated ordinance went into effect on 10/5/22.

A possible telephone tower installation project in the township was discussed. The old dump property would be a great location with higher benefits to the township, but the installation might occur elsewhere closer to Michi-Aho. This project will require a special use permit.

No news has come through on the Sparks Grant for the Dawson Lake Park upgrade.

Solar farm and wind turbine energy should be addressed in the next Master Plan or Zoning Ordinance updates. We will look at other township verbiage to aid in those updates.

Mike Carey raised a concern about the future of the Lake Ellen Bible Camp. The idea of a hotel tax was discussed in case the property becomes a VRBO or something of that nature.

Brock VanOss raised a concern as a public comment. Perhaps we should consult a lawyer about the township's legal standing regarding spot-zoning on Richard Craig's property. We need the ability to deny that kind of re-zoning in the future. We need to look into what we can require ensuring that setback requirements are met in the future.

The next Planning Commission meeting was tentatively set for 5/2/23 at 5pm.

The meeting was adjourned at 6:50pm after being motioned by Russ Bauwens and seconded by Mike Carey.

Mansfield Township Planning Commission

Meeting Minutes – 2/28/2023

Meeting opened at 5pm with the Pledge of Allegiance and Invocation by Mike Carey.

Attendees: Mike Carey, Russ Bauwens, Ryan Warmboe, Jacob Trulock, and John Gilner.

Other Attendees: John Leutz, Jeff Jackson, Jeff Tushoski, Mike & Laura Finney.

Mike Carey motioned to approve the meeting minutes from 1/19/23 and Ryan Warmboe seconded; the motion passed.

Mike Carey motioned to approve the 2/28/23 meeting agenda and John Gilner seconded; the motion passed.

A number of concerns were raised about the proposed blight ordinance. Ryan Warmboe wanted to make sure this wouldn't turn into a witch hunt for junk on private property. John Leutz provided clarity on how the process is only initiated through neighborhood complaints.

It was also discussed that certain structures and vehicles, while in a dilapidated state, can have historic or nostalgic significance and thus merit certain protections.

John Gilner and Ryan Warmboe agreed to work on the blight ordinance together and craft a document that better reflects the goals of Mansfield Township. The planning commission will have opportunity to reach consensus on the ordinance before it goes to a public hearing.

During public comment, Mike Carey raised a desire for a noise ordinance amendment that addresses barking dogs. Other members of the Lake Ellen community were present to support this idea.

Mike also brought up the desire to adopt a light ordinance that will address light pollution from external lighting at night.

The idea of a hotel tax was discussed again. This topic was tabled again as we are currently focused on other issues.

John Gilner raised the idea of adopting another ordinance which states: Any fines not paid by landowners in violation of any township ordinance will be added to their next property tax bill.

Mike Carey also brought up an idea that the township should be able to hold onto a small percentage of the insurance money paid out when a home burns down. This would help ensure that the site is cleaned up properly and that the owner doesn't just take off with all the insurance money, leaving the township responsible for an expensive clean-up project.

A date was not set for the next planning commission meeting.

The meeting was adjourned at 6:55pm after being motioned by Ryan Warmboe and seconded by John Gilner.

Mansfield Township Planning Commission

Meeting Minutes – 5/11/2023

Meeting opened at 6pm with the Pledge of Allegiance.

Attendees: Russ Bauwens, Ryan Warmboe, Jacob Trulock, and John Gilner.

Other Attendees: John Leutz, Pam Minerick.

John Gilner motioned to approve the meeting minutes from 2/28/23 and Jacob Trulock seconded; the motion passed.

Ryan Warmboe motioned to approve the 5/11/23 meeting agenda and Jacob Trulock seconded; the motion passed.

The public hearing for the Junk and Blighted Structures Ordinance opened at 6:02pm. Nobody came to voice an opinion. There were no emails or written correspondence. The public hearing closed at 6:15pm.

The Commission agreed that a definition of the complaint that initiates the violation process should be added into the ordinance. It was also agreed that failure to comply with the ordinance should result in a municipal civil infraction as opposed to a misdemeanor. Ryan is going to make these changes to the ordinance.

Russ motioned to approve the Junk and Blighted Structure Ordinance for submission to the Township Board. The motion passed unanimously.

Pam Minerick said there were no recent site inspections for the zoning administrator report.

The Board has decided not to pursue noise or light ordinances for the township at this time.

Russ would like the planning commission to start looking at the goals identified in the Master Plan. This will help guide us through upcoming decisions regarding potential wind and solar projects, among other things.

John Leutz would like to start storing all of the meeting minutes on the cloud for the township. Russ said that he will send everything he has to John.

A date was not set for the next planning commission meeting, but it is expected to occur in July or August.

The meeting was adjourned at 6:55pm after being motioned by John Gilner and seconded by Russ Bauwens.

Mansfield Township Planning Commission

Meeting Minutes – 7/27/2023

Meeting opened at 5pm with the Pledge of Allegiance and Invocation.

Attendees: Russ Bauwens, Ryan Warmboe, Jacob Trulock, Mike Carey, John Gilner, and Pam Minerick.

Nobody else was in attendance.

Mike Carey motioned to approve the meeting minutes from 5/11/23 and John Gilner seconded; the motion passed.

Mike Carey motioned to approve the 7/27/23 meeting agenda and Russ Bauwens seconded; the motion passed.

Russ asked Pam about the potential cell tower but there is no news.

The existing noise ordinance was rewritten to include barking from dogs and noises from all domestic animals between 10pm and 7am. The fines were reworded to reflect those found in the blight ordinance. We also added noise from tools and equipment to address the problem with a noisy generator in the north end of the township. Changes were also made to clarify other portions of the ordinance.

A motion was made by John to draft a light pollution ordinance to submit to the Board. Mike seconded and the motion passed. This motion was made because it states the regulation of light pollution as an objective in the Master Plan.

A date was not set for the next planning commission meeting, but it is expected to occur in November.

The meeting was adjourned at 6:42pm after being motioned by Russ and seconded by Mike.

Mansfield Township Planning Commission

Meeting Minutes – 11/2/2023

DRAFT

Meeting opened at 6pm with the Pledge of Allegiance, followed by an invocation by Mike Carey.

Attendees: Russ Bauwens, Ryan Warmboe, Mike Carey, John Gilner, Pam Minerick, and Brock VanOss.

Several Township residents were also present, including Jeff Tushoski.

Mike Carey motioned to approve the meeting minutes from 7/27/23 and Ryan Warmboe seconded; the motion passed.

Mike Carey motioned to approve the 11/2/23 meeting agenda and Russ Bauwens seconded; the motion passed.

Pam Minerick gave the Zoning Administrator report.

There were no comments from the public.

It was agreed to add ORV's and ATV's to Item 6 in the Park Ordinance. Additionally, it will be put to the Board for a decision on adding archery equipment to Item 13 and harassment of wildlife to Item 8.

No more revisions were proposed for Chapters 3 and 4 of the Master Plan. We discussed having GEI revise the Master Plan in the future, so it is composed in the most appropriate manner for attracting grant funds. We would like the Board to get a quote from GEI for this revision.

The Noise Ordinance was approved by the Board.

A Light Ordinance was discussed again but decisions were tabled again.

The Commission plans on revising old/outdated ordinances over the next year.

Jacob Trulock is leaving the Planning Commission. Russ made the announcement at the meeting and thanked Jacob for his service, though Jacob was not in attendance. Jeff Tushoski has expressed interest in joining the Commission and we expect the Board to swear him in by the end of the year.

The date for the for the next Planning Commission meeting will be towards the end of January..

The meeting was adjourned at 6:40pm after being motioned by Mike and seconded by John.