**Dayton Township Planning Commission**

**Meeting Proposed Minutes**

4879 Hurds Corner Rd

Mayville, MI 48744

April 15, 2024

7:00 PM

**Call to Order:** Meeting was called to order by Chairman Chris Yens at 7:47 pm.

**Present:** Doug Graham, Jim McMinn, Gary Seidler, Nancy Shaver, Bert Slater, Bob Steele, and Chris Yens

**Approval of the Minutes:** Minutes for the February 19, 2024 meeting were read by Secretary Nancy Shaver. Motion by Doug to accept the minutes as read, 2nd by Bob. All in favor. Minutes approved. Minutes for the special planning commission meeting (held on March 19, 2024) were read by Secretary, Nancy Shaver. Motion by Jim to accept the minutes as read, 2nd by Bob. All in favor. Minutes approved.

**Public Comments:**

Josh Leach stated that he expects the Planning Commission to vote on his special land use application during tonight’s meeting.

There was a question from the floor for Mr. Leach concerning expectations for their venues, and whether they had them written out for people who wanted to use their farm for that purpose. He answered that he did have that information, but has not given it to the Planning Commission.

**Reports:** None

**Correspondence:** None

**Old Business:** There was a discussion about the special land use application (by Joshua and Danielle Leach) for a venue rental. Nancy stated that she knew they were concerned about being able to have their son’s graduation party on their property, and said that it didn’t have anything to do with their request for a venue rental, so it wouldn’t be an issue. She said that anyone can have a party on their own property (such as a graduation open house or family reunion), but it becomes an issue when a landowner charges or accepts money from someone to have a party on their property, because that makes it a commercial transaction. (Note: These were not the exact words, but are the intended meaning). Mr. Leach stated that he wanted this information put in the meeting minutes. There was a comment from the floor stating there is a limit (in the zoning ordinance) on the number of people that can attend a party on someone’s property, and they thought it was 300.

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Old Business (cont.): Nancy asked some questions concerning the application for special land use, in regards to the completing of the greenhouse, the parking area, septic permit, and the driveway permit. When asked about the greenhouse being completed, he stated that it just needed the concrete and electricity put in, and to finish the landscaping. When asked about the application at Tuscola County SAFEbuilt being for just a “greenhouse for Christmas trees, he stated that the application said that it was for “commercial use”. Nancy stated that she had talked to someone at Tuscola County SAFEbuilt, and that there were regulations on the greenhouse if it was going to be used by the public. Mr. Leach said that he was done talking about it. Nancy mentioned that maybe the other people on the Planning Commission felt threatened by Mr. Leach, as several times he mentioned contacting his lawyer when he didn’t like the way things were going. Mr. Leach and Chris Yens both stated that #7 on the application was not filled in because there was no lien-holder. Mr. Leach stated that the parking area was finished (with crushed limestone), that they were letting the septic permit expire (that it could just be pumped out), and that the driveway was completed and was ok for the amount of traffic expected.

To give more clarity on what the Zoning Ordinance says about special land uses, Nancy read Article 14, Section 14.01”General Standards applicable to all Special Land Uses”.

It was discussed that we need to contact our attorneys before we can proceed, so we know what is legal (or not legal) for us to do. We will have a special meeting before the next Township Board Meeting (on May 6th) to deal with this issue, after we get information from our attorneys. If we don’t hear from them in a timely manner, we will contact a different attorney to get the answers we need. As soon as Travis gets an opinion from an attorney, he will let us know so we can schedule that meeting. Mr. Leach stated that he did not want anyone outside of the planning commission members getting that information unless he did as well. As soon as the meeting is scheduled, the date and time will be posted on the website, on the board on the front of the township hall, and on the township Facebook page. A motion to have a meeting as soon as possible was made by Nancy, 2nd by Bert. All were in favor. Motion carried.

**New Business:** Nancy had a quick question about the Master Plan for the township, which was answered by Chris.

Motion to adjourn the meeting was made by Jim at 8:40, 2nd by Bob, with all in favor. Meeting adjourned.