

Niles Charter Township Planning Commission  
June 13, 2017  
Regular Meeting

Chairman Smothermon called the meeting to order at 7:00 p.m. at the Township Hall, 320 Bell Road, Niles, Michigan.

**Pledge of Allegiance:** The Pledge was recited.

**Roll Call:**

- Present: Smothermon, Strefling, Spurlock, McNelis, Conover Durm and Cooper
- Absent: Others Present: ZA Hartman and RS Ernsberger
- Guests: None

**Approval of Agenda:** Durm motioned to approve the June 13, 2017 Niles Charter Township Planning Commission meeting Agenda as written, Spurlock seconded the motion.

All voting in favor.

**MOTION CARRIED.**

**Approval of Minutes:** McNelis motioned to approve of the Niles Charter Township Planning Commission May 9, 2017 meeting minutes, Spurlock seconded the motion.

All voting in favor.

**MOTION CARRIED.**

**Old Business:**

Master Plan Update: ZA Hartman explained that Mr. Ringler is still gathering information regarding infrastructure costs to improve Mayflower Road in light of that area becoming an Industrial District. She along with Mr. Cooper inspected the area and share concern for visibility near the Niles/Buchanan Rd/Mayflower Rd corner; left turn lanes may be required. There are 2 residential properties on the eastside of Mayflower and 7 on the west side. Fire hydrants are on Chamberlain. The Berrien County Road Commission should be involved for rerouting intersections. Hartman stated more information will be available after Mr. Ringler provides her with his findings.

Zoning Ordinance Update: ZA Hartman reported several amendments are necessary for the zoning ordinance. The attorney suggested amendments to Section 3.33 Medical Marijuana. The Commission was given a copy of those amendments. Additional amendments to consider include:

1. Chapter 2 – Driveway, shared definition, Section 3.32, Driveway Standards, B,2 and Section 26.02, H; because County only allows 2 addresses per shared driveway.
2. Section 3.08, a, 5 to clarify language used.
3. Section 3.24 – Does not match Municode Ordinance. Request Municode be changed, not Zoning
4. Section 21.01 – typo correction of Chapter 23
5. Section 21.22, L – typo correction minor should be major
6. Section 21.34, E – Office Scale Streets – addition of 15<sup>th</sup> Street from Fort Street south approximately 1300 feet and approximately 500 ft north of Glen Eagle
7. Section 21.36 Outsized Accessory Building – Consider a different fee from Special Land Use for oversized accessory buildings; or consider allowing ZA to review those special land uses – to contact planner
8. Section 21.48 Stables, etc – Residents questioning the 5 acre requirement – members say leave it at 5 acres.
9. Zoning Map Updates of Mayflower – waiting for more information.
10. Consider lot size adjustments for industrial parcels off of Fort Street between 3<sup>rd</sup> Street and 11<sup>th</sup> Street, ordinance requirements are making it difficult to utilize some parcels – members suggest a different district such as General Business.

**New Business:** None

**Other Business:**

Mr. Cooper requested the removal of attorney client privileged documents from the Planning Commission's materials. Also, Mr. Cooper reported that Public Transit initiatives for the County are moving forward. Information is still being gathered and there is a definite need. A millage may be considered. He suggests people go to the Southwest Michigan Commission website for additional information.

**Comments from the Public:** None

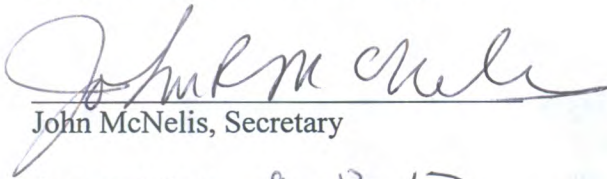
**Adjournment**

McNelis motioned to adjourn the meeting at 7:51 p.m., Spurlock seconded the motion.

All voting in favor.

**MOTION CARRIED.**

Prepared by Recorder Ernsberger

A handwritten signature in cursive script, appearing to read "John McNelis", written over a horizontal line.

John McNelis, Secretary

Approval Date: 8-8-17