

**PLANNING COMMISSION
REGULAR MEETING**

June 8, 2020

4884 W. Curtis St.

MEMBERS PRESENT:

Kathy Noel
Arthur Brood
John Kane
Nate Beery

MEMBERS ABSENT:

Barb Hampton

Also in attendance: Patrick Sliger, Diane Sliger, and Katie Murray.

Chairman Brood called the meeting to order at 6:30 PM.

MOTION #1: by John Kane, second by Kathy Noel, to approve the agenda. Motion carried.

MOTION #2: by Kathy Noel, second by John Kane, to accept minutes of March 9th 2020, with an amendment to reflect that John Kane was present. Motion carried.

CHAIRMAN'S REMARKS:

On behalf of the commission, Arthur Brood welcomed new faces at the meeting: Nate Beery, who is replacing Bob Jones on the planning commission; and Katie Murray, who is replacing Judy Wright as the commission's liaison to the Township office.

NEW BUSINESS:

MOTION #3: by Arthur Brood, second by Kathy Noel, to re-elect the current slate of officers. Motion carried.

Chevereaux Farm and Orchard: Patrick and Diane Sliger explained their plan to start a veteran-owned business farming lavender. Their initial plan is to see how lavender grows in the first year, and to begin selling to third-party vendors once they have a successful crop. They would eventually expand into other herbs like sage and rosemary, as well as fruit and nut trees. Ultimately they would like to put up a barn and have their farm act as a tourist destination for weddings and other events, but this would be far in the future.

While they would eventually return to the planning commission for approval of these later projects, their primary concern right now is to make sure they are zoned correctly to begin planting. They have been receiving conflicting information from different parties about the zoning on their lot, and don't want to waste time and money on planting if they are not actually zoned for agriculture or commercial use.

Noel retrieved the larger zoning map, and Brood confirmed that they were zoned for agricultural use. Because the official zoning map is the ultimate authority on zoning, conflicting information was incorrect, and possibly the result of a miscommunication with online sources.

Kane cited the permitted uses and structures for agricultural zoning, and observed that a roadside stand would be allowable under current ordinances. Therefore, the Sligers would be permitted

not only to plant, but to sell some of their successful crop without requiring any special permit. The Sligers requested clarification as to whether they would require any kind of legal documentation to begin. The commission agreed that they would not, though they would need to return later once they'd begun operating as a business in earnest in order to register with the clerk.

Commission agreed that with zoning and ordinances being what they are, no motion is required, and the Sligers are free to begin this year's planting.

OLD BUSINESS:

Ordinances: A lawyer was contracted to review the previously updated ordinances, with the understanding that this lawyer would be cheaper than the Township's usual contract lawyer. The initial payment for services was \$400. However, the bill for only the first two sections was \$4,600, far exceeding the allotted budget. The lawyer's office has been contacted for clarification on this invoice, and payment is being held until the situation is resolved. However, the lawyer's office has not returned emails on the subject. Furthermore, the work done was unsatisfactory in many aspects, including the reintroduction of confusing language previously removed. Further updates of ordinances must be put on hold until a solution for satisfactory legal review is found within a reasonable budget.

Meeting adjourned at 7:12 PM.

John Kane, Secretary

Minutes taken and typed by Katie Murray