

**PLANNING COMMISSION
REGULAR MEETING**

January 9, 2023

4884 W. Curtis St.

MEMBERS PRESENT:

Kathy Noel
Arthur Brood
Barbara Hampton
Nate Beery
Judy Wright
John Kane

MEMBERS ABSENT:

Carolyn Hall

Also present: Katie Murray

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

MOTION #1: by Kathy Noel to approve the agenda. Seconded by Judy Wright. Motion carried.

MOTION #2: by Nate Beery, second by John Kane, to accept minutes of the meeting on December 12th, 2022. Motion carried.

NEW BUSINESS:

Tilson Road: There is a portable toilet rental business currently using a property on Tilson for storage. While there have been no complaints, this property is not zoned for commercial use. With no variance or business permit, it is thus operating illegally. While there are other businesses nearby, their zoning is agricultural or mixed use despite the proximity. The Zoning Enforcement Officer will need to be contacted about this.

Food Trucks: Local business owners recently approached the Township Board regarding the issue of food trucks. Food trucks have been driving in from out of town and parking near local businesses in time for the lunch rush. There are currently no ordinances in Kinross regarding food trucks. Kathy Noel printed ordinances from several nearby townships and other cities to use as reference to consider in what a local ordinance might contain.

There is some debate regarding whether this is a situation regarding an ordinance, or whether this is a matter between private businesses who should be allowed to compete. However, restaurants located in the township are required to register their business and pay property taxes, two things that a food truck does not need to do. Furthermore, it is better to be proactive before it becomes a bigger issue. It is therefore settled that an ordinance would be appropriate, particularly in terms of allowing the Township to have records of appropriate licensure for food trucks.

Items to consider in crafting a new ordinance include areas of allowed operation, type and size of vehicle allowed, and fire/safety costs. It is possible that the Township may want to set up a paid lot for food trucks to operate in which could be kept plowed and mowed, but where trucks are not kept continuously.

Ultimately it is decided that business owners, including the food truck operators, should be given the chance to come to a meeting and discuss what they would want to see or find reasonable in a local ordinance. This matter is tabled until the next meeting.

Fee Schedule: The Kinross Charter Township Zoning Ordinance Fee Schedule has not been updated since 2018. Costs have risen considerably in that time, even for the Planning Commission. Therefore it is agreed that rates should increase 10%, and should be recalculated every year going forward to avoid large leaps in cost.

MOTION #3: by Kathy Noel, second by Judy Wright, to raise all zoning ordinance fees by 10% rounded to the nearest dollar. Motion carried.

OLD BUSINESS:

Meeting adjourned at 7:30 PM.

John Kane, Secretary

Minutes taken and typed by Katie Murray