

DANBY TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING MINUTES

Wednesday June 21, 2023 – 7:00 p.m.

The special meeting of the Danby Township Planning Commission was called to order at 7:00 p.m. at the Danby Township Hall, 13122 Charlotte Highway. The meeting opened with the Pledge of Allegiance.

Roll Call:

Planning Commission Members Present: Bahr, Brown, Dean, Russman, Schroeder

Member Absent: Lufkin, Schafer

Approval of Minutes:

Approved April 19, 2023 meeting minutes as written Motion by Brown Seconded by Dean MOTION CARRIED

Approval of Agenda:

Approved Agenda as revised – *Table the Master Plan review until August 16, 2023, the next regularly scheduled meeting.* Motion by Dean Seconded by Brown MOTION CARRIED

Public Comment (Non-Agenda Items):

Deb Cummings – Question: What is the Master Plan? Russman gave an overview of the Master Plan.
Kelly Wilcox – Question: When will they treat the road for dust. Russman said the road is located in Ionia County so it was recommended to get with the Ionia County Road Commission

Business Items:

1. **Rezone Application for 11615 Tupper Lake – Daniel & Kelly Regis: Public Hearing opened at 7:07; Public Hearing closed at 7:47**

- **Presentation:** Daniel and Kelly Regis have asked the planning commission to consider re-zoning their property from Rural Residential to Agricultural so that they can continue to raise pigs and chickens as a food source.
- **Public Comment:** Kelly Wilcox, Russ Wilcox, Kelly Regis, Daniel Regis, and Steve Ward all had similar comments. When you live in the country surrounded by farms and farmland, the expectation is that there will be smells; whether it be from the fertilizer used on the fields or the smells of the various farm animals. The Regis family has been raising pigs since 2017 and the complainant has never complained about the smell until 2022. A neighbor down the road whose property is zoned agriculture is raising sheep, goats, cows, and chickens and there are active farm fields all around the properties on Tupper Lake Road, who's to say the smells aren't coming from those properties. Families should be allowed to raise animals for food, 4H, to have as pets, etc. Kelly Regis said that the farm has been in the family for over 50 years, and they should be grandfathered. It was also mentioned that the complainant is farming crops in his front lawn and is allegedly getting paid for it. End of Public Comment - Motion by Brown Seconded by Dean MOTION CARRIED
- **Planning Commission Discussion:** This issue turned out to be more complex than expected, therefore it was agreed to table a decision until a future meeting. Due to the many residents near the applicant attending and in favor of the application, the members decided to send out a survey to all the land owners in the RR district in this area to get their feedback. Vandersloot will write some questions, send them to the members for comment and mail stamped envelopes with the survey to the land owners in this district.

The surveys will have a deadline date so they will be returned by the August 16 meeting.
Motion by Bahr Seconded by Dean MOTION CARRIED

2. **Special Use – Bed & Breakfast: Public Hearing opened at 7:59; Public Hearing closed at 8:18**

- **Presentation:** Denise Dunning previously opened a business for crafting and now would like to have the home operate as a Bed and Breakfast to provide overnight accommodations to her guests/crafters.
- **Public Comment:** The neighbors, Bob & Deb Cummings, have asked that the request be denied. Bob Cummings indicated that they did not receive the notice when the special use permit was approved a year and a half ago for the crafting business and they feel that having a Bed and Breakfast at that location would be a safety issue due to the potential additional traffic on that part of the road – which has already seen its share of accidents. Denise Dunning mentioned that there would be very little additional traffic because the guests who will potentially stay the night are already at the location for crafting.
- **Planning Commission Discussion:** A crafting business has already been approved so the Planning Commission finds no reasons not to allow for overnight stay as a legal Bed and Breakfast. Recommended adding the condition that outdoor activities cease by 10:00 pm and to send to the Township Board for approval. Motion by Bahr Seconded by Brown MOTION CARRIED

3. **Master Plan:** It was agreed to table this discussion until August 16, 2023, our next regularly scheduled meeting. Motion by Dean Seconded by Brown MOTION CARRIED

4. **Other Business:** None

Public Comment (Any Topic): None

Announcements: Next meeting is scheduled for August 16, 2023

Adjournment: Adjourned at 10:11 p.m. Motion by Brown Seconded by Dean MOTION CARRIED

Dated: June 21, 2023

Christina Bahr
Christina Bahr
Planning Commission Secretary