

**MERRILL TOWNSHIP
PLANNING COMMISSION
1585 W. 11 MILE ROAD
BITELY, MICHIGAN 49309**



Draft Minutes
May 22, 2025
7:00 PM

CALL MEETING TO ORDER -7:00pm

Brian Bordewyk

PLEDGE OF ALLIGIENCE

ALGER CLINE

ROLL CALL

Brian Bordewyk

Dave Miedema, Venola Walton-Stancil, Alger Cline, Brian Bordewyk

APPROVAL OF AGENDA

- Motion made by Alger and seconded by Venola, all approved.

MINUTES FROM April 24, 2025 MEETING

- Motion made by Dave Miedema, seconded by Alger Cline, all approved

APPROVAL OF April 24, 2025 MINUTES - Approved

All

OPENING REMARKS

BRIAN BORDEWYK

- Introduction of tonight's Agenda points

PUBLIC COMMENT

- Comments limited to 3 minutes, you may yield your time to others. Please provide your name & local address. *Comments will be noted for future discussion and consideration by the MTZ&PC.*
- *Mark Bates updated the residents on Lake Association developments and provided information to public.*
- *Leslie Anderson asked for planning or board to consider reduction of min. sq footage for building of a residence.*
- *Multiple conversations supporting the extension of the Commercial Zone on M-37*
- *Encouragement by residents for the planning commission to begin work on the Zoning topic.*

NEW BUSINESS

ALL

Schedule of fees review

- Brian reviewed Lilly Township for comparison and discussed Zoning data and recommendations available for actual costs.
- Venola reviewed fees from Monroe Township and shared with Committee.
- Alger reviewed fees from Lincoln Township

- Motion to recommend update to current schedule of fees for recommendations back to the board for consideration (attached below highlights in **RED**).
- Motion made by Alger Cline, seconded by Venola. Motion Carried by unanimous vote.

COMMERCIAL ZONING DISCUSSION

- Based on the public comment and specific asks by property owners along M-37, the planning commission opened conversation regarding the appropriateness of the newly modified Zoning in the area M-37 vs the prior Boarder to Boarder commercial designation. Review with commission Master Plan and current zoning.
 - – **Brian highlighted concerns with Master Plan and direction of change not in agreement**
 - **Mark Bates was asked for information regarding why we reduced commercial zone on m-37, commenting the public had very little input to this and master plan and was several years prior a discussion on planning commission. Continued to comment that he supported increasing.**
- Brian asked each planning member to go see the M-37 areas in question and talk to people in the community regarding zoning desire for these areas. Feedback received from members in attendance all in agreement to expand the M-37 commercial area.
- Ryan Coffey updated planning team:
 - Current highlighted zoning map, discussed and reviewed by team
 - Examples of how we might document/verbalize Zoning along M-37
 - Process and Method needed to review, change/modify current zoning and master plan back to Township Board.

Motion made by Venola to Amend the Zoning Ordinance specific to Commercial Zoning of M-37 to include Hayes Avenue south to 8mile rd. and to schedule a Special Planning meeting to occur on June 19th at 6:30pm.

Motion seconded by Alger Cline

Motion passed with unanimous vote.

Current Fees to review/discuss with Board:

Copies (per page)	\$ 0.25 increase to \$0.50
Zoning Ordinance	\$ 30.00 - leave
Master Plan	\$ 30.00 - leave
Land Use Permit:	
Regular	\$ 30.00 – increase to \$50
Work begun before permit obtained	\$ 100.00 - increase to \$200
Special Use Permit	Actual Cost- Change to \$500

Exceptional Use Permit	Actual Cost-Propose to eliminate this item
Variance Request:	\$500
- Dimensional (\$300.00 deposit required)	Actual Cost
- Use (\$300.00 deposit required)	Actual Cost -
Temporary Permits:	
- Trailer/Mobile Home (per 9.3 B 1 in X.O.)	\$100.00
- Temporary Dwelling	\$ 50.00
Tool Shed for Construction	No Charge
Subdivision Office	\$125.00
Camping	\$ 50.00, if late/noncompliant fee \$100
Land Division Combination	\$ 30.00 + Assessor fee \$100
Civil Offense	\$100/\$250/\$500/\$1,000.00
To call a special meeting of the Planning Commission	\$275.00
To call a special meeting of the Zoning Board of Appeals	\$275.00
Cemetery Lot	\$150.00
Building Rental - See Merrill Township Clerk	

Portion Rented	Rental Fees Resident/Property Owner	Others	Deposit
Auditorium & Kitchen (no cooking)	\$150.00	\$300.00	\$ 300.00
Auditorium & Kitchen (cooking)	\$250.00	\$350.00	\$ 300.00
Kitchen Only (for cooking)	\$100.00	\$150.00	\$300.00
Merrill Township Board approved	\$50.00	\$100.00	\$0
Non-profit organization meetings			
Community Benefit meetings	\$50.00	\$100.00	\$50

FINAL REMARKS

BRIAN BORDEWYK / Ryan Coffey

- Public hearing will be held just after the special meeting
- Meeting will review the need to work on the Master Plan in conjunction with the Zoning Modifications
- This work is predicated on conversations Dave Miedema will have with the board regarding support of changes and process forward.

Meeting Adjourned 9:04pm

BRIAN BORDEWYK