

Minutes: Mendon Township Regular Board Meeting
Date: January 7, 2025
Time: 7:00 p.m.
Place: Mendon Township Hall

Attending: Supervisor Kline
Donna Cupp
Leasa G. Mathews
Jim Hart
Jan Griffith

Supervisor Kline called the meeting to order at 7:00 p.m.

The agenda was submitted for consideration. A motion was made by Griffith, supported by Mathews to approve the agenda. Motion carried

1. Two (2) people signed in for Public Comments;

Norma Switalski and Virginia Culp;

Norma: Site condominiums on the seventh split of the farm on Simpson Rd. in Mendon Township. Mostrom has been helping us. He filed the papers to zone that residential. Our attorneys are asking us for the wording for these Site condominiums. Supervisor Kline; Doug Kuhlman is the person you need to consult. I think you need to have Doug and Dave Mostrom work together on this. Norma: Do you have any advice for us?

Dale Hutson: I would go back to your attorney. Sub divisions and plats have a unique process going through the State of Michigan and can cost a lot of money. Many years ago, the State passed some ... and they allow what's called Site Condominiums. These are identical as Subdivisions but, the process is a lot easier and expense is less. What I would recommend you do is get back with your attorney for wording for what can be built on those sites. You have to have that wording. Norma; Okay, but he is asking us for it. Dale: I've seen a number of Site Condominiums done and I've seen all types of houses go up on them. So, if you guys want to restrict what can be built there. That would be my question to your attorney. Regina: Dave Mostrom said that that is part of the process. Dale: So, tell Dave to show you the language on another one of these projects that Norma: Dave gave us a packet but we are not well versed enough to figure out what we want. That's why you need to go back to your attorney. Leasa: We don't necessarily have this type of language in our Township. Norma: So, on South Shore Drive if I wanted to build a chicken coop, I could do that. Dale: No, you would have

to follow zoning. If you get the property rezoned residential, then you have to follow the residential rules. Norma: So, there is no set standard? Dale: That is the standard. So, you would need to get that part of the zoning for the Residential zoning. Norma: So where do we get that? Dale: From Doug Kuhlman. Supervisor Kline: I don't have a problem putting a fire under Doug's self. Dale: Rezoning typically goes before your Planning Commission. Norma: Dave Mostrom has already gotten a lot of the other approvals done for us. Hart: Mike, you need to light a fire under Doug. Supervisor Kline: Yes, I will get ahold of Doug tomorrow. Norma, your number; 269-251-3369.

(Public comments were heard by the board per the policy that was adopted on February 13, 2018 by the Mendon Township Board.)

The minutes of the December 3, 2024 regular meeting of the Mendon Township Board were submitted for consideration. A motion was made by Hart, supported by Mathews to approve the minutes. Motion carried.

Floor Business:

- a. Dale Hutson March BOR is coming up and we have had two members for a number of years. We need a new member for BOR. Supervisor Kline: I have someone for that position. Dale: Prior couple of years we have done the BOR in the church. I now have some additional help, so I would like to hold the Mendon BOR here in the township hall. They are on Monday and Tuesday, the 10th and 11th. Supervisor Kline: No problem. Dale: I have the sales study from the County. Dale provided board members with a copy and explained what the chart means. I also gave you history going back to 2021.
- b. Clerk Cupp asked for approval of two (2) PA116 applications for Premium Poultry, LLC. Supervisor Kline: Leasa, just so you know, we generally do not deny PA116 applications. A motion was made by Griffith, supported by Hart to approve both applications. Motion carried.

Old Business:

- a. Supervisor Kline-A public hearing took place at the December 18, 2024 special meeting regarding the Biofuel Digester. I am asking for an approval of the recommendation from the Planning Commission for the Special Use Permit for this project. A motion was made by Mathews, supported by Cupp to approve the Special Use Permit as requested by the Planning Commission. Motion carried.

New Business:

- a. None

The treasurer's report was submitted for approval. A motion was made by Cupp, supported by Hart to approve the treasurer's report. Motion carried.

The December bills were submitted for consideration and approval of payment. A motion was made by Griffith supported by Mathews to approve the bills. Motion carried.

Good of the order:

A motion was made by Hart, supported by Cupp to adjourn the meeting. The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Donna Cupp