

VILLAGE OF VANDERBILT PLANNING COMMISSION  
REGULAR MEETING MINUTES

July 15, 2019, 7:00 PM

**Called to Order:** 7:03 pm by S. Boyd

**Roll Call:** Sandra Boyd, Tom Heintz, Tom Kellogg, Cindy Henderson June Heintz.

**Absent:** Nicole Salvador-Dutcher, Judi Yurack

**Others present:** Kathy Heintz arrived at 8:23 PM

**Approval of June 17, 2019 Minutes** Discussions under new business should include “smoking in the park” and “ethics”. With these changes, June Heintz made a motion to approve the June 17<sup>th</sup> Minutes. Tom Heintz seconded and the motion carried by all present.

**Additions / Deletions to Agenda:** None

**Public Comment:** None

**Communications:** None

**Zoning Report:** Sandra reported that parts of the ordinance have been re-written, and will be reviewed at the August meeting. Judi Yurack has provided information about septic tank issues. Currently, the Village does not have all septic system information about each property, but it will be necessary to have the information when questions arise during real estate transactions. In some cases, real estate transactions are completed without the knowledge of whether the new owner actually owns the septic system that serves the property.

**Old Business:**

a. Street Banners: The Village “Pigeon River Country” banners should be purchased and available before any planned 100<sup>th</sup> anniversary activities will occur at the Discovery Center. It is not presently known when there will be activities, but Sandra will find out. In any case, the torn banners should be removed as soon as possible.

b. Community Garden: A Village parks and recreation ordinance to govern the establishment and operation of a community garden was recently reviewed. It was written in 2017, and involved a partnership between a church and the Village. The ordinance needs to be updated before considering adoption.

**New Business:**

a. Zoning ordinance: A question was raised as to why a zoning permit is required in the case of repairs being made which do not change the footprint of a building. Tom Heintz provided an example that in some cases a property may be non-conforming, and any changes could potentially compound issues with the non-conformity. Therefore, all construction should be reviewed by zoning.

b. Upcoming Village vote to opt-in or opt-out of marihuana businesses: Sandra Boyd presented a 40+ page packet of Michigan Emergency Rules (released 07-03-2019) on the topic. One example is Rule 11 which states that a business must provide a detailed business plan before being approved.

The Village would not have to make regulations governing the procedures for conducting a marihuana business since the rules are now covered under Michigan rules. However, the Village’s regulations for general businesses would still apply (such as signage, setbacks, etc.)

A concern was raised that the State's rules could override local zoning if there is a conflict. Sandra is still reviewing the document and intends to read it in its entirety.

Further discussion included potential locations for marijuana businesses, the processing of products, water usage, electrical power needs, licensing fees, and the percentage of sales tax for which the Village may be eligible.

There is a scheduled town hall meeting on this subject on Tuesday, July 30<sup>th</sup>, at 7 PM, at Corwith Township Hall.

c. Kathy Heintz arrived to report flooding near her home and on streets from the recent rain. She showed pictures of the flooding. She stated that drains needed maintenance, new culverts may be needed under Main Street and that flooding is a recurring problem. A drain is also needed at the bottom of Donovan Street. A filing system is needed to easily find information about when maintenance was last performed on each drain in the Village, as well as other infrastructure. This could result in a more systematic and routine maintenance program throughout the Village.

She also stated that the Vanderbilt community has not prospered in the past 20-25 years, and wondered how this condition can be changed. Tom Heintz stated that things are slowly beginning to improve with a greater awareness of the issues and new people becoming involved.

d. Village Meetings: A suggestion was made that Village meetings should be recorded by a play-back device so that any citizen would be able to come to the Village office up to 8 days after a meeting and listen to the entire meeting if they chose to do so.

e. Speed Limit: A suggestion was made to establish a trail speed limit within the proximity of Village residential areas and the Trailhead building. There will be potential high-speed hazards in the proximity of the pavilion building, and where people tend to gather and vehicles are grouped. A similar sign in Marquette reads in part: "You are entering a residential area which is patrolled. Between midnight and 6 AM speed limit is 35 MPH.

**Adjournment:** 9:11 PM. The next regular meeting of the Village of Vanderbilt Planning Commission is scheduled for Monday, August 19<sup>th</sup> at 7:00 pm.