

**Keeler Township  
Planning Commission  
January 24, 2017**

**Members Present:** Bill Krohne, Craig McCoy, Don Blackmond, Ron Jacobs, Dave Rawson, Carmen Fleischauer, Roberta Nichols, Jon Lucker

**Guests Present:** Allyn Anthony, Bill Kays, Carl Davis

Meeting called to order at 7:30 p.m. Chairman Ron Jacobs stated a quorum of 8 out of 9 members were present. Bill Bloom was out of state and excused from the meeting.

The meeting minutes for October 25, 2016 were read and Carmen Fleischauer moved to approve the minutes as corrected, with the change from Dan to Don. Bill Krohne seconded and all were in favor.

Chairman Ron Jacobs stated there were items before the board.

**1st Order of Business:** Organization and swearing in of officers. All members raised their right hand and were sworn in by Keeler Township Clerk, Carl Davis. The current roster of officers is Ron Jacobs- Chairman, Don Blackmond- Vice Chairman, Dave Rawson- Secretary, Angie Sexton- Recording Secretary. Chairman Ron Jacobs asked if there were any nominations for officers for the 2017 year. Don Blackmond moved to re-elect the standing officers for the 2017 year. Dave Rawson seconded and a roll call vote was taken of Don Blackmond-Support, Jon Lucker-Support, Ron Jacobs-Support, Craig McCoy-Support, Carmen Fleischauer-Support, Dave Rawson-Support, Bill Krohne-Support, Roberta Nichols-Support. 8-Support and all were in favor and the motion carried.

**2nd Order of Business:** Planning Commission meeting dates for the 2017 year. The Keeler Township Planning Commission meets on the 4th Tuesday of the month, with the exception of the November and December meetings which will be combined to one meeting on December due to Thanksgiving and Christmas holidays falling on meeting dates. Meetings can be cancelled due to no official business before the commission or bad weather. Ron Jacobs moved that we re-adopt the previous dates and schedule as the 2017 year. Craig McCoy seconded and all were in favor and the motion carried.

**RESOLVED,**

That the following dates be, and hereby are, established as regular meeting dates for the Keeler Township Planning Commission for the 2017 calendar year:

January 24, February 28, March 28, April 25, May 23, June 27, July 25, August 22, September 26, October 24, and December 12.

**BE IT FURTHER RESOLVED,**

That said meetings be held at the Keeler Township hall commencing at 7:30 pm.

**3rd Order of Business:** Site Plan Review for Sister Lakes Auto & Small Engine Repair. **Property Owner:** Frank and Treva Montgomery. **Applicants Name:** Scott Mitchell. **Property Address:** 92053 County Road 690, Dowagiac, MI 49047. **Tax Identification #** 80-12-032-005-10. Mr. Mitchell was present to represent his business. Mr. Mitchell business will repair cars and small engines. His hours of operation will be 8 a.m. to 6 p.m. He would like to place a 4'x8' professional made sign on M-152 and is aware that he will need a separate permit to do so. Mr. Mitchell stated that he should only have 4 cars at the most parked outside and that he plans to take used tires to the recycler. Don Blackmond informed him that the previous site plan review for the property stated that tires may not be stored outside ever and that would continue for Mr. Mitchell's business as well. Mr. Mitchell stated that in the future, he may want to place a 15'x20' chain link fenced in area in the back South side of the business, to safeguard lawnmowers and such. Don Blackmond moved that the Site Plan Review be approved as written. Carmen Fleischauer seconded and a roll call vote of Don Blackmond-Support, Jon Lucker-Support, Ron Jacobs-Support, Craig McCoy-Support, Carmen Fleischauer-Support, Dave Rawson-Support, Bill Krohne-Support, Roberta Nichols-Support. 8-Support and all were in favor and the motion carried.

**4th Order of Business:** Consideration of the Master Plan. Ron Jacobs presented a prepared resolution for the Master Plan.

**KEELER TOWNSHIP PLANNING COMMISSION**

**RESOLUTION**

January 24, 2017

**Keeler Township  
Planning Commission  
January 24, 2017**

**WHEREAS**, Public Act 263 of 2001 amended Section 9 of the Township Planning Act, PA 168 of 1959, MCL 125.321, *et seq.*, to require that “at least every five years after the adoption the [master] plan, the planning commission shall review the plan and determine whether to commence the procedure to amend the plan or adopt a new plan.” (MCL 125.329), and

**WHEREAS**, The Keeler Township Planning Commission adopted a Master Plan dated 2002, and

**WHEREAS**, The Commission, had reviewed said Master Plan during the months of December 2007 and January 2008 and found and determined that the Master Plan of 2002 was adequate and did not need to be revised, and

**WHEREAS**, The Commission has again reviewed said Master Plan during the months of October, November and December 2016 and January 2017;

**NOW THEREFORE, BE IT RESOLVED**, The Keeler Township Planning Commission finds and determines that the Master Plan of 2002 is adequate and does not need to be revised.

Chairman Ron Jacobs moved to accept the resolution as presented. Don Blackmond seconded and a roll call vote of Don Blackmond- Support, Jon Lucker- Support, Ron Jacobs- Support, Craig McCoy- Abstention, Carmen Fleischauer- Support, Dave Rawson- Support, Bill Krohne- Support, Roberta Nichols- Support. 7-Support and 1- Abstention due to Craig McCoy not having adequate to review the matter, the motion carried and was adopted.

**5th Order of Business:** Chairman Ron Jacobs stated that there was a motion in the October 2016 minutes to set the matter down for public hearing at the December 13, 2016 meeting, subject to Keeler Township furnishing the legal description and proper notification. Bill Krohne seconded and the motion carried. The problem is that it did not happen due to the township having difficulty getting the entire legal description of the proposed area to be rezoned in the proper digitized file. Don Blackmond moved to set down the matter for public hearing on March 28, 2017 at 8:00 p.m. Craig McCoy seconded and all were in favor and the motion carried.

**6th Order of Business:** The Keeler Township Attorney has requested the Planning Commission consider changing the zoning penalties to a civil infraction instead of a criminal misdemeanor. Ron moved to set the matter down for a public hearing on February 28, 2017 at 8:00 p.m. to consider changing the Zoning Ordinance penalties to a civil infraction from a criminal misdemeanor. Don Blackmond seconded and the matter was open for public discussion. Carmen Fleischauer voiced several concerns over the current procedure of issuing violation penalties within the township. The Planning Commission has requested that the Keeler Township Attorney be present at the February meeting for further questions. A roll call vote was taken of Don Blackmond-Support, Jon Lucker-Support, Ron Jacobs-Support, Craig McCoy-Support, Carmen Fleischauer-Support, Dave Rawson-Support, Bill Krohne-Support, Roberta Nichols-Support. 8-Support and all were in favor and the motion carried.

**7th Order of Business:** Solar Panels. The township has had several inquiries on solar panel installation within the township and has suggested the Planning Commission to review the need for ordinance verbiage for Solar Panel installation. The Planning Commission has requested to receive sample ordinances from the township planner for their future review.

Chairman Ron Jacobs asked if there were any other items before the commission or if there were any public comments before the commission. Upon hearing none the commission entertained a motion by Don Blackmond to adjourn the meeting. Craig McCoy seconded and all were in favor and the meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Angie Sexton  
Recording Secretary