

**SEVILLE TOWNSHIP PLANNING COMMISSION**  
**Virtual Meeting- GoTo Meeting**  
**Regular Meeting**  
**June 18, 2020**

Chairperson J. Fish, called the regular scheduled meeting to order at 7:07 p.m

Members Present: Chairperson Jeremy Fish, Secretary Ashlee Gibson -Smith, Jason Crites, Bob Leiter, Brian Balcom

Member Absent: None

Public Comment:

- Ron Hasek and Darr Mann of Riverdale High Hills
- Lenny Cuesensa

Motion by A Gibson-Smith, seconded by B Leiter, to approve minutes of regular planning commission meeting from May 7, 2020. **Board minutes approved.**

Motioned by A Gibson-Smith, seconded by B Balcom To add to the Adult Use Ordinance (page 3 section b subsection 1) C. *Not more than one (1) testing lab facility.*

Motioned by B Leiter, seconded by B Balcom for a September 10, 2020 at 7pm public hearing on the Adult Use Marihuana Ordinance.

Motioned by J Fish, seconded by B Leiter for addition of schedule, penalties, and enforcement to the Blight Ordinance (The proposed change is outlined below) **Motioned approved .**

Process Outlined:

1. Blight considered or reported on a property
2. Letter issued to property owner(certified letter and/ or proof of mailing or deliverance to the property owner and/or occupant)
3. Property owner has 15 days to fix issue or communicate a plan to the township to fix or address issue
4. If property owner is communicative and has an action plan in place with signs of progress it is up to the discretion of the zoning administrator to continue to next steps to enforce fines
5. Fine schedule
  - a. \$100 first fine -45 days
  - b. \$250 second fine – 60 days
  - c. \$500 third fine- 90 days
  - d. \$50 weekly fines to follow

6. Attorney brought in at 90 days
7. Before and after pictures to be recorded in a communication log maintained by the Zoning Administrator regarding the blight offender and these pictures and communication to be available for planning commission and township board review

Motioned by A Gibson-Smith, seconded by B Balcom to have our current blight ordinance and proposed changes reviewed by the lawyer to give legal advice. **Motion approved**

Zoning Administrator brought different topics before the planning commission for discussion:

#### Tiny House

- Linda has had multiple inquiries on tiny houses and if they are able to be zoned in Seville Township. She has completed research and there are different ordinances in place that address tiny houses and living space requirements. Seville Township minimal living space is 980 ft<sup>2</sup> and planning commission was in agreement to not change the square foot living space requirements.

#### Camper

- Linda has reported that there are multiple people using campers as their primary residence in Seville Township. She is looking for direction and a formal policy on enforcement on removing these people from living in campers.
- Topics of discussion included what a policy would look like, fines to property owner for campers being used as primary residence, what can be put in place to enforce fines and/or legal action for compliance.

#### Solar Ordinances

- There are multiple inquiries and interest in putting in ground mount standing solar panels. There is not an ordinance in place for Seville Township at this time. Planning Commission members are going to research ordinances and discuss at the next meeting.

Motioned by A Gibson-Smith, seconded by B Leiter to recommend a solar moratorium to Seville Township Board for one year minimum **Motioned Approved**

Motioned by J Fish and seconded by B Balcom to adjourn. **Approved**

The meeting was adjourned at 9:22 p.m.

Respectfully Submitted by Ashlee Gibson-Smith, Planning Commission Secretary