

**Kearney Township Planning Commission**  
**Regular Meeting Minutes 04/17/2023**

Location: Kearney Township Hall / 4820 Aero Park Dr., Bellaire

1. Call to Order 7:00 PM EDT
2. Roll Call                    S. Alger, L. Elrod, D. Jacques, T. Murray, C. Rix
3. Pledge of Allegiance
4. Conflict of Interest - None
5. Jacques moved to approve the agenda as modified Second Murry, motion carried
6. Rix moved to approve the Minutes of 03/20/23 Meeting: Second Alger. Motion Carried
7. Correspondence - none
8. Public Comment  
Realtor Bob Baily asked about the buildability of non-plated parcel on M88. Parcel was purchased before current the Township Zoning Ordinance and does not meet required lot size in the current ordinance. Township Attorney, Bryan Graham was present and suggested that the property was nonconforming at the time the ordinance was adopted and therefore the ZBA could exempt the property from the lot size requirement.
9. Reports
  - *Township Official*  
None
  - *Zoning Administrator Report*  
5 permits have been issued since the last meeting
  - *ZBA Representative Report*  
Jacques completed MSU ZBA Class  
No Appeals filed
10. Old Business
  - a. Future Land Use Map: PUD
    - a. Jacques moved that the SW ¼ of Section 28 and the West ½ of Section 33 be designated as Multi-Family on the Future Land Use Map. Second Elrod, motion carried 3 in favor and 2 against.

- b. Jacques moved that the properties fronting M88 South of the Village of Bellaire continuing to the Township southern limit be designated for commercial use on the Future Land Use Map. Second Rix, motion carried.
- c. Jacques moved that the properties currently Zoned as PD be designated as Agricultural on the Future Land Use Map. Second Murray, motion carried
- d. Jacques moved that these changes be forwarded to Networks North to update our Future Land Use Map. Second Rix. motion carried

b. Solar Energy Ordinance

- a. Leslie will continue discussion with Bryan Graham
- b. Jacques recommended
  - i. removing references to residual value from the decommissioning sections of the ordinance
  - ii. ensuring that some entity be designated to hold required decommissioning funds and to be responsible for updating the required amount on a scheduled basis to account for increasing (or decreasing) decommissioning costs
  - iii. that it be clearly stated that the terms are binding on all parties, current and future.

c. Camping Use Ordinance

Bryan Graham explained that our draft ordinance was police power and not property use oriented and therefore outside our realm. He distributed a worksheet and samples to help us define what we were trying to achieve.

d. Nuisance Ordinance

Our current ordinance was not properly published and therefore, not enforceable. He will send a new version with updated language so we can redo it properly.

11. New Business

None

12. Public Comment

Michelle reported that she had received two proposals to help us prepare an updated zoning ordinance.

13. Commission Comments

None

14. Jacques moved to adjourn at 8:20 PM EDT. Second Rix, carried

Motions:

1. To approve the agenda as modified
2. To approve the Minutes of 03/20/23 Meeting
3. To designate the SW ¼ of Section 28 and the West ½ of Section 33 as Multi-Family on the Future Land Use Map.
4. To designate the properties fronting M88 South of the Village of Bellaire continuing to the Township southern limit for commercial use on the Future Land Use Map.
5. To designate the properties currently Zoned as PD as Agricultural on the Future Land Use Map.
6. To forward these changes to Networks North to update our Future Land Use Map

Respectfully Submitted,

A handwritten signature in cursive script that reads "R E Jacques".

R E Jacques  
Secretary

Future use  
Commercial

05-10-031-	001-00
	006-00
	002-00
	002-10
	004-00
	003-00
	003-20
	003-15
	005-00
	039-00
	041-00
	046-00
	003-30
	003-25
	002-20
	007-20
	007-00
	007-15
	040-00
	039-10
	043-20
	044-00
	045-00
	042-00
05-10-285-	006-00
	007-00

Future Use R2

05-10-028- 010-00

010-30

010-20

010-10

05-10-033- 005-00

009-00

010-10

011-40

011-01

011-50

008-00

007-10

007-00

010-20

010-00

011-30

011-20

011-10

Future Use AG

05-10-014- 020-00

021-00