

**Township of Marilla PLANNING COMMISSION Meeting Agenda**  
**Sept 13, 2023, 6:30pm - In-Person Meeting**  
9991 Marilla Road, Copemish Mi. 49625

1. Call to Order and Stand to Pledge at 6:34 pm
2. Roll Call

**Present:** Steven Vegter, Pat Ellis, Walter Rewerts

**Abs:** Jan Thomas

**Visitors:** Misty Cudney (ZA), Phyllis Cholette, Pat Miliron, Ron Gillison

**PUBLIC HEARING**

1. Open at: 6:35 pm
2. Zoning administrator presents zoning amendment application request/packet.  
*Packet included: Printed notice/corrected notice, copy of application, map with measurements of property, map of properties surrounding with average sizes, copy of master plan sections pertaining to both goals and future plans, copy of ordinance sections pertaining to RR-1 and RP-1 zones, additional information about the request and public hearing process taken from MTA. Mrs. Cudney asked if there were any questions. No questions were asked.*
3. Resident presents request.  
*Mrs. Cholette presented the application and request to rezone her property of 254 acres from RP-1 to RR-1, withdrawing the 40 acres reserved around the stream and swamp, and to match the description given in the original notice. She stated that she would like to offer smaller parcels of land to those who will hopefully enjoy Marilla as much as she has over the years.*
4. Any communication received by the Clerk/ZA  
*None received.*
5. Ron Gillison (local farmer who owns property within 300 feet from the parcel)  
*Mr. Gillison states that he has some concerns about the possibility of up to 25 new residences being built that close to agricultural land. He reports that farms are noisy, smell, use chemicals and that they can be worked at any hour of day and night. He has a concern that new residents to the area would not be aware of this.*
6. Public Comment Open: 6:44 pm (none offered)
7. Public Comment Closed: 6:45 pm
8. Closed at: 6:46 pm
9. Discussion  
*Mr. Vegter asked Mrs. Cholette why she wanted to rezone. She answered that she would like to provide land to people who want to live in Marilla. Mr. Vegter*

*asked why can't they buy and build on 40 acres. She replied that it wasn't affordable for many people.*

10. Move or Table on request

*Mr. Rewerts made a motion to send this recommendation to the township board for approval. He stated that he felt like that was a good area to expand the residential zone, with the two paved roads and that there were other residents already in that area.*

*Mr. Vegter voted yes, but has some reservations about setting a precedent to other residents.*

*Mrs. Ellis voted yes, and believes that people should be able to do what they want with their property.*

*Motion was approved by majority vote.*

11. The Zoning Administrator presents the next steps.

*Mrs. Cudney will prepare a finding of fact for the Planning Commission Chair, Mr. Rewerts, and the applicant, Mrs. Cholette, to sign and then will provide a copy to the Township Board with the Planning Commission minutes. A board meeting is scheduled to be held the second Tuesday in October at 6:30 pm at the township hall.*

## RESUME REGULAR MEETING

**Approval of 8/15/2023 Minutes:** Motion to approve the August minutes was made by Rewerts, seconded by Vegter. All in favor. Motion carried.

### New business

1. Number of properties dual zoned in Marilla Township: No current accurate count. Commission members looked over the 2014 map and discussed the number of properties shown and the current available ways to split 10 acres without rezoning.
2. Discuss next steps to amend the zoning map: It was discussed that this needs to be done prior to the master plan revision completion this year. A future map will also be needed for the revision.
3. Pat Miliron has asked to be considered as a Planning Commission member. It will be brought up to the Township Board at the next scheduled meeting. He gave his contact information to Cudney.

### Old business

1. Discuss any updates on the Master Plan: Nothing to update at this time.

### Public Comment

1. Opens at: 6:54 pm (none)
2. Closes at: 6:55 pm

**Motion to adjourn:** Motion was made by Rewerts and seconded by Vegter. Meeting was adjourned at 7:04 pm

Minutes respectfully submitted by Township Clerk, Misty Cudney