

DRAFT

Marilla Planning Commission Meeting

July 2, 2024, at 6:30

Opening: Mike Picchiotti, chair

Present: Board members; Sonny Rewerts, Pat Ellis, Steve Vegter, Mike Picchiotti, Jan Thomas, Misty Cudney, (zoning admin.) and guest, Randy Wiltshire

Absent: 0

Approval of May 7, 2024 minutes: Steve V. (1) Jan T. (2); motion carried

Old business:

The Marilla Township **Master Plan** update is completed. Steve will look it over before Misty makes the final copies. There will be hard copies for T. Board members, an e-file, and it will be available on the township's website.

Blight update: Mike has prepared a detailed list of 13 non-conforming properties. Mike has attempted contact with each property owner. The Wilbur property has been purchased and major effort has been made to clean the property. The Finan property has seen very little progress. The Maxwell Wiggins property has been sold. The David Pachesny property cleanup is complete. Joseph Clark property has been cleared of 50% of the debris. Alex Kuuttilla is non-cooperating. Kam & Jodi Ferguson (13 Mi. Rd.) are working on cleaning up their property, but progress is slow. A letter will be sent to Pat Bower regarding the property on the corner of 13 Mi. Rd. and Yates Rd. We did not address the creation of a blight progress timeline.

Misty reported that the **cleanup day** was successful, although there was additional space unused in one of the bins. There will not be an additional cleanup day.

Zoning map: We must develop a new zoning map. The official township map that we have available has inconsistencies and mistakes that make it a false document to use. We will have a work meeting on Tuesday, July 30th at noon whose sole purpose will be to work on the new zoning map. Misty will post the meeting notification. Jared Litwiller, our assessor, will be present at the meeting. There are **Aprox** 30 properties that can split **off** 10 acre parcels. Misty will talk to some to see if they are willing to do that. Before an official zoning map can be adopted, land owners affected by changes must be notified (public hearing??). For any landlocked parcels, an easement right must be included in the deed.

New business:

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Solar regulations: Misty sent an article to board members about the necessity of developing guidelines for regulating solar installation in our township. There are models being developed that will soon be available for public review that could be helpful in our work in developing a solar energy ordinance. We do not have an ordinance that addresses that.

Kenneth Mlcek has bought property next to his parent's property and is building on the present footprint of the old residence and garage. This triangle shaped parcel has presented a problem related to a portion of the deck/porch design that encroaches on a property line shared with Consumer's Power. The property owner could have some options: change the design to comply, gain permission from Consumer's to proceed and be granted a special use permit. **Motion:** Grant a special use permit to the Mlcek: Mike P. (1) Pat Ellis (2); motion carried.

There is an ongoing problem with the **Cholette property** that is not conforming to regulations regarding building. People who **seek to buy** have bought property are proceeding with plans before proper regulations are conformed to. Mike has discussed this with Phyllis and the **potential** new property owner. Misty has made repeated attempts to address this with the **potential** property owners. There is some surveying and splits in progress.

The **Luhtanen property** abutting the Township Hall **may be for sale**. The township may seek some possibilities in attaining a small portion of the property for public use (park).

Next meeting: Tuesday, July 30, at noon.

Respectfully submitted,

Janice R. Thomas