

Tuscola Township Planning Commission

Approved Minutes for Monday November 13, 2023

Regular Meeting

Tuscola Township Hall, 8561 Van Cleve Rd, Vassar, Mich. 48768

A/ The Regular Meeting was called to order by Bushong @ 7:00 PM

Board Members Present: Thelma Bushong- Chairperson, Larry Kern, Sarah Barber, Carol Smith, Jon Blasius, Renee Rodammer and Lisa Knoll.

Matt Jobson, Zoning Administrator was present.

Guests: none

B/ November meeting agenda, Approved

C/Site plan reviews. None

Other requests. None

D/ October meeting minutes read. Motion to approve, with correction, by Barber. Supported Rodammer. Approved

E/ Minutes from the October Board Of Trustees Meeting were read.

F/ public comment. None

G/ Unfinished business:

1. Discussion of revisions to Ordinance Sections 15.03 D and 15.03 A.

15.03 A: Farm Animals and Horses

Tabled to December

15.03 D: Bed and Breakfast:

Bed and Breakfast operations are permitted by right in the A, R-1,R-2 and MD districts subject to the following requirements.

1. The bed and breakfast operation must be reviewed and approved through site plan review.

A motion was made to remove 15.03 D, #1, by Smith. Kern supported motion. Approved.

2. 1 parking space per bedroom plus 2 spaces for the owner/operator. No customer parking shall be located in the front yard*.

A motion was made to remove 15.03 D, #2, by Blasius. Smith supported motion. Approved.

3. Customers are limited to a maximum continuous stay of 14 days.

A motion was made to remove 15.03 D, #3, by Barber. Smith supported motion. Approved.

4. The bed and breakfast operation is restricted to the dwelling* and conversion of garages of other accessory structures into bedrooms to be used as part of the bed and breakfast is prohibited.

No action was taken to change 15.03 D, #4, at this time.

5. No alteration* may be made to the dwelling that changes its appearance from that of a single-family residence*).

A motion was made to remove 15.03 D, #5, by Barber. Smith supported motion. Approved.

6. A sign not greater than 6 square feet may be displayed to advertise the bed and breakfast. The sign shall be no closer than the front yard setback for the district it is located in. Neon or internally illuminated signs*) are not permitted.

A motion was made to make a reference to Chapter 7, Signs, by Smith. Kern supported motion. Approved.

7. The owner/operator of the bed and breakfast shall reside in the dwelling where the bed and breakfast is conducted.

A motion was made to remove 15.03 D, #7, by Blasius. Rodammer supported motion. Approved.

A motion was made to Amend the title of Ordinance 15.03 D from Bed and Breakfast, to Lodging, by Blasius. Smith supported the motion. Approved.

2. Potential renaming of Ordinance Chapter 15. Tabled to a later, undetermined date.

H/ New business.

Calendar for 2024 Planning Commission meetings. See attached.

Blasius made a motion to approved the calendar as presented. Kern supported motion. Approved.

I/ Announcements: Next meeting is Monday December 11, 2023 at 7:00 PM.

J/ Meeting adjourned at 8:36 PM.

Lisa J. Knoll Secretary