

**January 25, 2017**

**Dallas Township Planning Commission Meeting**

Call to order by Chairman Farley at 7:08pm

**Present** : Rick Fink, Ken Farley, Kurt Thelen, Renee Hufnagel, and Stephanie Schafer

**Absent** : None

Motion to approve the agenda made by Ken Farley      Second: Kurt Thelen

Motion to approve the previous minutes was tabled to the next meeting

Master Plan needs to be adopted with the Interim Zoning Ordinance, must be done in the year of 2017.

Made request for copies of the Clinton County Master Plan and was received by the Dallas Township Planning Commission at this meeting.

Discussed Interim Zoning Ordinance. The committee went through the Interim Ordinance page by page and discussed any ideas or changes members thought should happen before adopting the ordinance. Mobile and Modular homes were discussed along with the 10 acre rule for building permits. Next meeting Chris Patterson Attorney at Law will be with the committee to discuss any questions still unanswered.

**Date of the meetings scheduled for 2017 are as follows: March 20, 2017 7:00pm, June 19, 2017 8:00pm, September 18, 2017 8:00pm, and December 4, 2017 7:00pm.**

Motion to adjourn : Renee Hufnagel      Second: Kurt Thelen      Time was 8:25pm

Next meeting is March 20<sup>th</sup> at 7:00pm at the township hall.

March 20, 2017

— Draft —

Dallas Township Planning Commission Meeting

Call to order by Chairman Farley at 7:04pm

**Present** : Rick Fink, Ken Farley, Renee Hufnagel, Kurt Marvel, and Stephanie Schafer

**Absent** : Kurt Thelen

**Special Guest** : Tammy Foster and Bill Fahey

Motion to approve the agenda made by Rick Fink      Second: Kurt Marvel

Motion to approve the previous 2 meeting minutes was made by Rick Fink      Second: Renee Hufnagel

Rick Fink has surfaced a new member and that member will be at the June meeting.

Worked on temporary zoning ordinance with Bill Fahey. Bill answered a lot of questions from the planning commission about zoning and master plan for Dallas Township.

Solar Farms were put under special use permits. Solar farms can't be put on PA116 land. All back taxes would have to be paid and land unenrolled out of PA116.

Discussed agricultural land and removed Section 5.05 as it pertained to GAAMP's

Removed last line in Section 6.01.

Discussed Mobile v. Modular homes and the siting and regulation of such homes.

Discussed zoning maps and land use maps.

The Dallas Planning Commission discussed in detail all the steps to turning an Interim Zoning Ordinance into a standing ordinance with Bill Fahey. Bill agreed to go through all the changes proposed by the Planning Commission to the Interim Zoning Ordinance and Master Plan and have those ready for the public hearing 15 days before the June 19<sup>th</sup> meeting.

**Date of the meetings scheduled for 2017 are as follows: June 19, 2017 8:00pm, September 18, 2017 8:00pm, and December 4, 2017 7:00pm.**

Motion to adjourn : Kurt Marvel      Second: Rick Fink      Time was 8:05pm

Next meeting is June 19<sup>th</sup> at 8:00pm at the township hall.

Minutes Submitted by Stephanie Schafer

**June 19<sup>th</sup>, 2017**

**Dallas Township Planning Commission Public Hearing**

Call to order @ 7:01pm

Present: Kurt Marvel, Kurt Thelen, Ken Farley, Rick Fink, Jamie Meyers, Renee Hufnagel

Special Guest: Tammy Foster

Absent: Stephanie Schafer

Introductions & Explanation of Public Hearing Format by Ken Farley

Discussed Interim Zoning Ordinance made a few minor changes since 2015, to make it permanent.

New Permanent Zoning Ordinance is ahead of schedule

Discussion of an Amendment to the Master Plan. The new Master Plan is in the beginning stages. Will send a draft to the Dallas Township Board.

Public Hearing of Zoning Ordinance. There was no public comments.

Motion to end public comments made by Rick Fink. Second: Kurt Marvel

Call to order of Planning Commission Meeting, all present except Stephanie Schafer.

Approved the Agenda made by Kurt Marvel. Second: Rick Fink

Approved the Meeting Minutes from March 20<sup>th</sup>, 2017 made by Kurt Marvel.  
Second: Rick Fink

No Public Comments

Roll call vote to accept and recommend the Permanent Zoning Ordinance. All in favor: Kurt Marvel, Kurt Thelen, Ken Farley, Rick Fink, Jamie Meyers, Renee Hufnagel Absent: Stephanie Schafer

Original Master Plan was in 2008.

Recommend to send a draft copy of the Master Plan to the Dallas Township Board for direction and suggestions motioned by: Kurt Thelen.  
Second: Renee Hufnagel

Motion to adjourn made by Renee Hufnagel. Second: Rick Fink

**Next Meetings: September 18<sup>th</sup> @8pm & December 4<sup>th</sup> @7pm**

Respectfully Submitted,

Renee Hufnagel; Trustee  
(Acting Secretary)

Dallas Twp  
Planning Commission  
Public Hearing  
June 19, 2017

Name

Address

1. Therese Koenigskecht 11245 W. 1st, Fowler MI
2. Kathy Farley 12499 W. Walker Rd Fowler MI
3. Ken Farley 12499 W Walker Rd
4. Janis Munn 13311 W. Walker Rd
5. Tammy Foster 12350 Onerda Rd. Grand Ledge MI
6. Bruce H. Vogel 17770 W. Tuft Rd Westphalia, MI 48894
7. Duit M. Vogel 11166 W. Parks Rd. Fowler, MI 48835
8. Pat Feldpausch 2858 S. Bauer Rd Fowler MI 48835
9. Greg Ambrustmacher 11152 Stone Rd. Fowler MI 48835
0. Dan Smith 14234 W Kinley Fowler MI 48835
1. Deb Schafer 7857 W Parks St. Johns 48879
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**September 18, 2017**

**Dallas Township Planning Commission Meeting**

Call to order by Chairman Farley at 7:04pm

**Present** : Rick Fink, Ken Farley, Kurt Thelen, Kurt Marvel, Jamie<sup>ey</sup> Myers, ~~Kurt Thelen~~ and Stephanie Schafer

**Absent** : Renee M. Hufnagel

**Special Guest**: Chris Patterson

Motion to approve the agenda made by Rick Fink      Second: Kurt Marvel

Motion to approve the previous minutes was tabled to the next meeting, the minutes were with Therese K-13. These were the June 19<sup>th</sup> meeting minutes.

**New Business**: Master Plan

The Dallas Planning Commission is to send the master plan on to the township board for approval and circulation. After circulation, there is a 42 day waiting period for comments from the county and municipalities. A motion was made by Kurt Marvel and second by Rick Fink to submit to the township for circulation and a 42 day comment period.

Motion to adjourn : Kurt Marvel      Second: Jamie<sup>ey</sup> Myers      Time was 8:05pm

**Next meeting is December 4,2017 at 7:00pm at the township hall.**

**December 14, 2017**

**Dallas Township Planning Commission Meeting**

**Public Hearing**

Call to order by Chairman Farley at 7:03pm

**Present** : Ken Farley, Kurt Thelen, Jamey Myers, Renee Hufnagel and Stephanie Schafer

**New Business:** Master Plan

Chairman Farley asked for public comment. No public was present. The committee then moved to adopt the resolution approving the master plan. Please see attached.

**Motion to adjourn** : Renee Hufnagel    **Second:** Jamey Myers    **Time was** 7:08pm

**December 14, 2017**

**Dallas Township Planning Commission Meeting**

Call to order by Chairman Farley at 7:09pm

**Present :** Ken Farley, Kurt Thelen, Jamey Myers, Renee Hufnagel and Stephanie Schafer

**Absent :** Kurt Marvel and Rick Fink

Motion to approve the agenda made by Jamey Myers      Second: Kurt Thelen

Motion to approve the previous minutes from June 19<sup>th</sup> 2017 was made by Renee Hufnagel      Second: Stephanie Schafer. With changes made to the spelling of Jamey Myers.

Motion to approve the previous minutes from September 18<sup>th</sup> 2017. Motion was made by Jamey Myers and second by Kurt Thelen . Changes needed to be made by removing one Kurt Thelen , he was listed twice in the present section.

**New Business: Master Plan**

Master Plan is now approved. The other new business is dates for the next planning commission meetings. They are March 19<sup>th</sup> 2018 at 7:00pm; June 18<sup>th</sup> 2018 at 7:00pm; September 17<sup>th</sup> at 8:00pm; and December 3<sup>rd</sup> 2018 at 8:00pm.

Motion to adjourn : Stephanie Schafer      Second: Jamey Myers      Time was 7:15pm

**Next meeting is March 19th at 7:00pm at the township hall.**