

BROOKS TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 12, 2024 @ 7:00 PM
APPROVED

Members Present: Mark Guzniczak, Pat Baker, Phil Knape, Mark Pitzer, Ryan Schultz, Karl Frederiksen, Chris Wren

Members Absent: None

Staff Present: Jerry Tuin

Mark Guzniczak, called the regular meeting to order at 7:00 p.m. This meeting was properly posted and a quorum of the Brooks Township Planning Commission was present.

Approval of Agenda: Moved by Pitzer, **seconded** by Knape to approve the agenda as written.
Unanimously Approved

Approval of Minutes: Moved by Wren, **seconded** by Frederiksen to approve the minutes of the regular PC Meeting of June 10, 2024. **Unanimously Approved**

Public Hearing – Chairman Guzniczak recessed the regular meeting at 7:02 PM to begin the Public Hearing for the following issues:

- a. Amendments to the Brooks Township Zoning Ordinance including:
 - i. Article II Definitions – permit Short Term Rentals, Short Term Rental Ordinance Battery Energy Storage Systems, Solar Energy, Wind Energy Systems
 - ii. Article III General Provisions – Short Term Rental, Amend 3.02d Solar Energy Systems Amend 3.24b Wind Energy Systems, Add 3.20h Wind Energy Systems
 - iii. Article IV Classification of Districts – Amend “Classification of Districts, Amend 4.09 Short Term Rental, Amend 4.09 Solar Energy Systems
 - iv. Article XIV Nonconforming Uses Lots or Structures – Amend 14.12 (AA) Solar Energy Systems, Add 14.12 (EE) Wind Energy Systems, Add 14.12 (FF) Battery Energy Storage Systems

Chairman Guzniczak clarified that the Hearing had been appropriately posted in the Local Newspaper and that there had been no correspondence received regarding the posted Hearing issues. He also reviewed the background and intent for the proposed Ordinance changes.

The Public Hearing was closed and the regular meeting resumed at 7:12 PM

Correspondence: None

Reserved Time: None

Unfinished Business:

- a. Accessory Dwelling Units – Consideration to remove SLU requirement – Staff Update
This issue will be reviewed at the next meeting.
- b. Parking Lot/Exterior Maintenance Commercial District – Staff Update
This issue will be reviewed at the next meeting.

New Business:

- a. An Ordinance to regulate short-term rentals in Brooks Township, Newaygo County, Michigan – **Moved** by Wren, **seconded** by Pitzer to recommend to the Brooks Board to approve an ORDINANCE TO REGULATE SHORT-TERM RENTALS IN BROOKS TOWNSHIP, NEWAYGO COUNTY, MICHIGAN, otherwise known as the Short-Term Rental General Law Ordinance. **UNANIMOUSLY APPROVED**
- b. An Ordinance to amend the Brooks Township Zoning Ordinance; to amend Article II to add a new definition for short-term rental; to amend section 4.09 to amend the Summary of District Land Uses to permit Short-term rentals as a permitted use in the AG, R-1, R-2, R-3, LD, and RTD Districts as a permitted use. – **Moved** by Pitzer, **seconded** by Knappe to recommend to the Brooks Township Board to approve an ORDINANCE TO AMEND THE BROOKS TOWNSHIP ZONING ORDINANCE; TO AMEND ARTICLE II TO ADD A NEW DEFINITION FOR SHORT-TERM RENTAL; TO AMEND SECTION 4.09 TO AMEND THE SUMMARY OF DISTRICT LAND USES TO PERMIT SHORT-TERM RENTALS AS A PERMITTED USE IN THE AG, R-1, R-2, R-3, LD, AND RTD DISTRICTS AS A PERMITTED USE, otherwise known as the Short-Term Rental Zoning Ordinance. **UNANIMOUSLY APPROVED**
- c. An ordinance to amend the Brooks Township Zoning Ordinance; To amend Article II definitions accordingly; To amend Article III, Section 3.20, Part (d) for Accessory Use Solar Energy Systems; To amend Article IV “Classification of Districts” to define Special Uses by Zoning District; To rename Article XIV, Section 14.12 Part (AA), as “Principal Use (Large) Solar Energy Systems”; and to amend Article XIV, Section 14.20 Part (AA), to regulate Principle Use (Large) Solar Energy Systems. – **Moved** by Wren, **seconded** by Frederiksen to recommend to the Brooks Township Board to approve an ORDINANCE TO AMEND THE BOOKS TOWNSHIP ZONING ORDINANCE; TO AMEND ARTICLE II DEFINITIONS ACCORDINGLY; TO AMEND ARTICLE III, SECTION 3.20, PART (d), FOR ACCESSORY USE SOLAR ENERGY SYSTEMS; TO AMEND ARTICLE IV “CLASSIFICATION OF DISTRICTS’ TO DEFINE SPECIAL USES BY ZONING DISTRICT; TO RENAME ARTICLE XIV, SECTION 14.12, PART (AA), AS “PRINCIPAL USE (LARGE) SOLAR ENERGY SYSTEMS”; AND TO AMEND ARTICLE XIV, SECTION 14.20, PART (AA) TO RGULATE PRINCIPAL USE (LARGE) SOLAR ENERGY SYSTEMS. **UNANIMOUSLY APPROVED**

- d. An ordinance to amend Article II to add new definitions related to Wind Energy Systems and renumber subsequent definition sections accordingly, to add a new section 3.20h to the Brooks Township Zoning Ordinance named “Wind Energy Systems, Small Scale”; to add A new section 14.20: Part (EE) to the Brooks Township Zoning Ordinance named “Wind Energy systems, Utility Scale” – **Moved** by Knape, **seconded** by Frederiksen to recommend to the Brooks Township Board to approve an ORDINANCE TO AMEND ARTICLE II TO ADD NEW DEFINITIONS RELATED TO WIND ENERGY SYSTEMS AND RENUMBER SUBSEQUENT DEFINITION SECTIONS ACCORDINGLY; TO ADD A NEW SECTION 3.20h TO THE BROOKS TOWNSHIP ZONING ORDINANCE NAMED “WIND ENERGY SYSTEMS, SMALL SCALE”; TO ADD A NEW SECTION 14.20, PART (EE) TO THE BROOKS TOWNSHIP ZONING ORDINANCE NAMED “WIND ENERGY SYSTEMS, UTILITY SCALE. **UNANIMOUSLY APPROVED**
- e. An ordinance to amend article II definitions accordingly; to add section 14.12, Part (FF) as “Battery Energy Storage Systems (BESS)” of the Brooks Township Zoning Ordinance – **Moved** by Schultz, **seconded** by Pitzer to recommend to the Brooks Township Board to APPROVE AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS ACCORDINGLY; TO ADD SECTION 14.12, PART (FF) AS “BATTERY ENERGY STORAGE SYSTEMS (BESS)” OF THE BROOKS TOWNSHIP ZONING ORDINANCE.

Staff Report:

- Zoning Report was submitted for the period through the end of June 2024.

Public Comment: None

Planning Commission Member Comments – Ryan Schultz noted that there is an upcoming special meeting with Brooks and Croton Township Boards regarding weed control of Petit lake. A subsequent meeting is being held in Croton Township on September 9. He asks that the PC meeting be moved to 7:30 to allow him to attend the joint meeting in Croton Township. Dianna Schaafsma will check into changing the start time of the PC meeting to 7:30 rather than 7:00.

Adjournment: **Moved** by Baker, **seconded** by Knape, to adjourn the meeting at 7:47 PM.
Unanimously Approved

Respectfully Submitted,

Pat Baker
Planning Commission Secretary

Dianna Schaafsma
Recording Secretary