



**Briley Township Planning Commission  
Minutes - March 11, 2024**

**Call To Order:** 6:01 pm - Green

**Pledge of Allegiance Recited**

**Roll Call: Present -** Green, Kennedy, LaMore, Williams, Sorenson

**Public Attendance:** Bill Rogers, Nancy LaFrance, Pam Dow, Mike Karl, Kelly Karl, Rhonda Adams

**Adopt Agenda:** Motion - Kennedy, 2nd - LaMore, Motion carried 5-0

**Approval of Feb 12, 2024 Minutes:** Motion - Williams, 2nd - LaMore, Motion carried 5-0

**Public Comment:** None

**Zoning Ordinance Public Hearing: Opened 6:09pm.** Green explained the ordinance and its purpose, how it works, and online/hard copy. **Kelly Karl: Section 312 -** Greenbelt @ 70', too wide? Is this for structures only? Yes, Thunder Bay River not designated? Will update. **Section 313:** Wellhead protection map? Maybe amend it to be an ordinance. **Section 314 -** Page 1 & 3 seem generic. **Section 315 -** Chickens allowed? Will readdress at a later date. **Berms -** optional at owner's expense. **Section 323 -** Stormwater retention - Does this apply to new development? Needs reviewed? Minimum size? **Section 324 -** Already regulated by EGLE. **Tom Williams: Section 314 -** Non-conforming buildings, connex boxes, feels there should be availability to own/use them. **Section 314 - B-2** Non-conforming 50%, can't become more non-conforming. C-3 no specific percentage? A-2 Add the word "use" non-conforming. **Nancy LaFrance:** How much land is needed for solar? Domestic allowed? Commercial requires property to sustain, no specific amount of acres listed. **Hearing closed at 7:30pm.**

- **Resolution of Adoption of Zoning Ordinance:** Motion to pass with addition, Section 314 B-2 to reflect Section 314 C. Motion: LaMore Second: Kennedy - Roll call vote: Sorenson-Y Williams-N LaMore-Y Kennedy-Y Green-Y. Motion carries: Y=4 N=1

**Downtown Adoption Plan:** Look into better sewage systems, EGLE getting very strict. Need wording to support future development.

- **Resolution of Adoption:** Motion: Williams, Second: LaMore. Roll Call vote: Sorenson-Y Williams-Y LaMore-Y Kennedy-Y Green-Y, Motion carried 5-0

**Capital Improvement Plan Adoption:** 2016 to Present, including Park Plan and also Twp. Plan. Wastewater, Pods, sanitation/sewer. 2025? Approx. \$10 million to improve?

- **Adoption of Plan:** Motion to pass with wastewater addition: Sorenson, Second: Kennedy Sorenson-Y Williams-Y LaMore-Y Kennedy-Y Green-Y Vote: 5/0. Motion carries.



**Outdoor MMJ Grow Language:** To allow outdoor cannabis cultivation in AG zoned land. Language similar to Rogers City Michigan language, Section J-14

Growth and Cultivation of Marijuana outdoors is permitted in the AG districts within the Township subject to the following standards:MCL 333.27951

- 1. The minimum front, rear and side yard setbacks for the growing and cultivation of marijuana plants outdoors shall be 100 feet from the lot line.
- 2. Marijuana plants must be surrounded by an approved opaque fence at least 8 feet high.
- 3. Marijuana plants shall not be visible from the road or adjacent properties.
- 4. No artificial light is permitted except as required for parking.

**Motion to have Public Hearing on Marijuana Outdoor grow language:** Motion: Green Second: Williams Vote Y-5 N-0. Motion carries.

**Public Comment:** None

**Next Meeting:** April 8, 2024

**Adjourned by Chair:** 8:54pm

A handwritten signature in black ink, appearing to read "Clinton Kennedy", is written over a horizontal line.

Submitted by Clinton Kennedy, Secretary, Briley Township Planning Commission.