

Briley Township
Planning Commission Minutes
July 14, 2025

Present: LaMore, Green, Sorenson, Kennedy, Williams

Absent: None

Public Present: Robert Burlingame

Meeting called to order at 6:00PM by Chair LaMore

Pledge of Allegiance

Agenda: Motion by Williams, second by Kennedy to accept agenda and minutes of June 25, 2025 as presented.

Motion carried 5-0

Public Comment:

Robert Burlingame inquired as to why we aren't enforcing the tall grass ordinance, especially downtown. Requested enforcement action against Joey's service station and Wedge Inn (currently under control of county).

Also inquired if there was enough capacity in water system to allow a car wash.

Undersized dwellings: There has been increased interest in reducing dwelling size, not so small as to allow "fancy sheds" or "tiny houses", but to allow slightly smaller dwellings for cost reductions. We've spent several meetings discussing this. Also to allow smaller lot sizes in R-1 districts as many existing lots don't meet our size requirements, but still have plenty of room.

Motion by Green, Second by Kennedy to reduce lot sizes to 10,000 square feet in R-1 district only (401, C,a) and to reduce dwelling size to 520 square feet in all districts that allow dwellings(401,C,d), (404,C,d) (405,C,d), (406,C,d)and to remove "hunting cabin" exception in all R-1 and platted lots in R-2 districts. (401,C,d)(404,C,d)

Roll Call vote: Member Sorenson-Y, Member Williams- N, Secretary Green-Y, Chair LaMore-Y, Member Kennedy-Y Motion passed 4-1

Motion by Kennedy, second by Williams to allow accessory building or structure on vacant properties as long as setback to allow for future residence in front yard in R-1 and R-2 Districts (Section 307) Motion carried 5-0

Motion by Green, second by Kennedy to add Thunder Bay River to list of waterfronts covered by Section 312, Waterfront Greenbelt. Motion carried

Motion by Green, second by LaMore to send above amendments to public hearing on August 11, 6PM at Township Hall. *Motion carried. Added 8/11/2025 meeting*

Short-term rental Ordinance. Chair has provided 5 examples, 4 from other townships, one from attorney. Some are very constrictive, ie: annual water and septic inspections, no extension cords, no cardboard in fire circles, etc... Concerns of how this would be enforced was raised. Currently violations go through the County Court system, with very little fine monies returned to Township.

Chair has requested the Township set up their own court system in the past, but previous boards have not implemented such action.

There was a House bill 5438 Of 2024 that addressed short-term rentals that we were watching, but that bill died at end of session and has not been reintroduced.

More information is needed to address what issues will a short-term rental ordinance address, and if said ordinance would correct them. It is also important to note the Planning Commission has language in existing zoning ordinance, and any requirements over and above land use needs to be adopted by Township Board not the Planning Commission.

Meeting adjourned at 8:20Pm by call of chair

Gordon Green

Secretary- Briley Township Planning Commission