



Quincy Joint Planning Commission
May 10, 2023
6:00 PM
Agenda

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval/Changes to Agenda
4. Public Comment
5. New Business
 - A. *Township* – Ordinance Update – Agricultural Land Splits
 - B. *Village* – Ordinance Update – Standards for RV Storage facilities
 - C. *Village* – Ordinance Update – Personal Services in Residential District by Special Use Permit
6. Public Comment
7. Next Meeting-
8. Adjournment

47 Cole St

Quincy

Michigan

49082

517.639.9065

www.Quincy-MI.org



**JOINT PLANNING COMMISSION
APRIL 12, 2023
7:00 PM**

MINUTES

1. CALL TO ORDER AND ROLL CALL

- a. The meeting was called to order at 7:00 PM.

2. ROLL CALL

- a. Those Present: S. Walls, A. Craig, B. Badders, B. Gary, J. Tubergan
- b. Those Absent: B. Bowerman, M. Ostrander
- c. Others Present: Village Manager Brittany Butler, Township Zoning Administrator Matt Ashenfelter.

3. APPROVAL / CHANGES TO AGENDA

- a. Motion to approve agenda by A. Craig, second by B. Gary
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

4. PUBLIC COMMENT - none

5. NEW BUSINESS

- a. Appointment of Chair
 - i. Motion to appoint B. Gary as Chair by S. Walls, second by A. Craig
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.
- b. Appointment of Vice Chair
 - i. Motion to appoint B. Bowerman as Vice Chair by S. Walls, second by B. Gary
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.
- c. Appointment of Secretary
 - i. Motion to appoint B. Badders as Secretary by A. Craig, second by B. Gary
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.

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- d. Village – Site Plan Review – 57 Cole Street – Breco LLC
 - i. Discussion took place in regards to setback for railroad, B. Butler explained that the construction would not interfere with railroad right of way
 - ii. Motion to approve site plan by A. Craig, second by B. Badders
Ayes: 5 Nays: 0 Absent: 2 Motion Passed.
- e. Township – Discussion – Agricultural Land Splits
 - i. M. Ashenfelter explained current standards and how the Zoning Board of Appeals is approving requests and that the ordinance needs to be updated.
 - ii. M. Ashenfelter went over Butler township zoning ordinance update to amend the standards.
 - iii. Open discussion took place amongst the board regarding other townships and the land division act.
 - iv. B. Badders suggested 150’ road frontage and to follow Butler Township example.
- f. Village – Discussion – Standards for RV Storage facilities
 - i. Open discussion took place amongst the board regarding how other municipalities handle RV Storage, went over Lake Isabelle’s standards
 - ii. The following standards are requested for the ordinance update:
 1. Storage areas must be secure with a fence of at least 6 feet in height.
 2. Ingress / egress drives shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 50 feet from a street intersection (measured from road right-of-way) or from adjacent residential districts.
 3. No principal or accessory building shall be closer than 60 feet from any residential district or within 200 feet of any existing residential dwelling.
 4. The Planning Commission shall limit the number of vehicles stored outdoors.
 5. Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited.
 6. The minimum parcel area shall be two acres and arranged so that ample space is available for all vehicles.
 7. Must comply with lighting standards
 8. Storage spaces need to be comprised of gravel, crushed stone and other approved materials listed in the driveway standards.

6. PUBLIC COMMENT / ANNOUNCEMENTS - none

7. ADJOURNMENT

- a. Motion by B. Badders at 8:10 PM, Second by B. Gary.

Article 6 Use Definitions and Standards

Section 6.44 Recreational Vehicle Storage Use

Recreational Vehicle Storage. Recreational vehicle defined in Section 22.02, including buses, motor homes, unmounted campers, camper shells mounted on a vehicle, camp trailers, boats on trailers, and tent trailers, may be stored on commercial district property subject to the following conditions:

- (1) **Number.** Joint Planning Commission shall limit the number of vehicles stored outdoors.
- (2) **Connection to Utilities.** Recreational vehicles parked or stored shall not be connected to electricity, water, gas, or sanitary sewer facilities.
- (3) **Use as Living Quarters.** At no time shall recreational vehicles parked or stored in commercial districts be used for living or housekeeping purposes.
- (4) **Location.** Recreational vehicles parked in the side yard must be screened from view with a six-foot tall fence. No recreational vehicle storage shall be closer than 60 feet from any residential district or within 200 feet of any existing residential dwelling. The minimum parcel area shall be two acres and arranged so that ample space is available for all vehicles. Storage spaces need to be comprised of gravel, crushed stone and other approved materials listed in the Village of Quincy zoning ordinance standards for driveways.
- (5) **Ingress / Egress.** Entrance drives shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 50 feet from a street intersection (measured from road right-of-way) or from adjacent residential districts.
- (6) **Lot Coverage.** Recreational vehicles may occupy no more than 25 percent of the required rear yard.
- (7) **Conditions.** Parked or stored recreational vehicles must be kept in good repair. Vehicles capable of being moved from place to place under their own power must be maintained in good running condition. All such recreational vehicles must be properly registered and insured.
- (8) **Junk RVs.** The storage of a junked or derelict recreation vehicle is prohibited. Recreational vehicles shall be junked or derelict when the cost of repairs to restore such vehicles to operating condition exceeds twenty-five percent of the replacement cost of the recreational vehicles in good working condition. Storage of vehicle components and parts, trash, supplies or equipment outside of a building is prohibited.
- (9) **Storage of Mobile Homes and Manufactured Homes.** The parking or storage of an unoccupied mobile manufactured home, being designed as a permanent structure for residential occupancy, is prohibited, except as may be permitted in the mobile home manufactured housing park district.
- (10) **Waiver of Regulations for Guests.** The provisions concerning location may be waived for a period of up to two weeks to permit the parking of a recreational vehicle of a guest. Permits for any such waiver shall be obtained from the building department. No more than two non-consecutive permits shall be issued per calendar year.