

**SAUBLE TOWNSHIP BOARD  
SPECIAL MEETING MINUTES  
SEPTEMBER 5, 2024  
LOCATION: SAUBLE TOWNSHIP HALL**

**CALL TO ORDER:** 6:01 P.M.

**ROLL CALL:** Present: Mary Ann Nugent, Gail Raad, Beth Acker, Linda Snow, Tracy Baker was absent.

**AGENDA:** Nugent motion to approve agenda as presented, seconded by Acker. All in favor. Motion carried.

**New Business:**

**Zoning Ordinance Issues Discussion:**

Nugent distributed a form to all board members as well as Zoning Administrator, Robert Hall. Mr. Hall will use the form in other townships.

Mr. Hall distributed a document stating Sauble's current accessory building language and his suggestions to amend the language.

The intentions of the Planning and Zoning Commission as shown in the articles listed below were not made in the approved Zoning Ordinance. As a result, the following amendments should be made.

o **Article 84 Permits**

**8404 M Permit Exemptions, Page 102**

No permit is required for sheds less than 200 sq. feet.

- o Amend to 200 sq. feet or less.

o **Article 10 General Regulations**

**1071 Temporary Dwellings, Page 42**

Permit required for all camping (RV & Tent).

- o Amend to no permit is required.

**Article 82 Administration of this Ordinance**

**8202 C Zoning Administrator, Page 98**

The secretary of the Commission shall serve as interim administrator until a new administrator is appointed by the Township Board.

- o Amend to Township Board hire someone to serve on interim basis.

**Article 5 Definitions**

**503 Definition of Words, Page 4**

Accessory Building is defined as "supplementary building or structure on the same parcel as the main building, or part of the main building, occupied by or devoted exclusively to an accessory use. Such use shall not include any building used for Dwelling, residential or lodging.

- o Amend to allow accessory building that is not on the same parcel as the main building.

## **Article 84 Permits**

### **8401 Land Use Permits, Page 101**

No land shall be occupied or used, and no building or structures shall hereafter be erected altered or relocated under the provisions of this Ordinance until a permit authorizing the use shall be issued by the administrator.

- Amend to move an existing shed without a land use permit; however, setbacks, etc. need to be met.

**Bob Hall stated the only solution to correct the zoning ordinance issues is to amend the Sauble Township Zoning Ordinance of 2022.**

- He has templates to use for amendments as well as training packets for the Planning Commission members. Templates will have the proper language to use.
- Mr. Schindler will not be used to amend the ordinance language.
- All zoning requirements of publishing, hearings, mailings etc. will be followed.

To start the process of amending the Zoning Ordinance, one more member needs to be added to the Planning Commission as currently do not have a quorum.

### **Other Issues:**

#### **Blight:**

#### **Coates, Bebee, Little, and Sable properties:**

- Bob Hall will visit to determine if any further progress has been made.
- Will write a letter if properties have not made progress in cleaning up the blight.

#### **Fence:**

Johnson has not responded to Bob Hall's letter. Bob will issue a citation.

- Fence blocks the view of road and is a hazard.

**PUBLIC COMMENT:** None

**Board Remarks:** None

**ADJOURNMENT:** Motion to adjourn by Acker and seconded by Raad at 7:34 PM. All in favor. Motion carried.

Respectfully Submitted,

Gail Raad, Sauble Township Clerk