

Moffatt Township Planning Commission

May 8, 2025

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittitow, Allison Chmielewski & John Hoffman)

Board Meeting opened at 5:02 PM. Pledge stated.
Members present: Patrick, Andy, Lenny, Marion, and Ron.

Public in attendance: John Hoffman. Two FLPOA board members, Vito, and Dennis, and FLPOA resident, Sara Beverly.

Public Comment

FLPOA wanted to state their opinions of Airbnbs within their association. John Hoffman stated that since Airbnbs aren't listed as a permitted principal use in the residential district, it was illegal for them to exist. Therefore, it was within FLPOA's purview to forbid these.

Our board members informed everyone that the state of Michigan is currently reviewing the existence of the subject matter, since there is no current jurisdiction on the books. FLPOA was advised to a) call the health dept and b) contact an attorney. The board stressed that the association is the sole entity responsible for any action taken, not Moffatt Twp. Also, since it's been approximately eight years without their association taking any action, they may be facing the issue of nonconforming use.

"The right to a nonconforming use is established by law in the Michigan Zoning Enabling Act, codified at MCL 125.3208, which provides, "if the use of a dwelling, building, or structure or of the land is lawful at the time of enactment of a zoning ordinance or an amendment to a zoning ordinance, then that use may be continued although the use does not conform to the zoning ordinance or amendment."

John presented his report for the month of April. See attachments. The board stated the importance of being timely in regards to enforcing blight ordinance infractions. No exceptions.

Minutes: Minutes from April 2025 were read by Marion. Pat approved and Andy seconded. All Ayes.

Old Business: We dismissed the need to further discuss and/or add rules regarding back-up battery systems to our ordinance.

New Business: See public discussion notes...

Correspondence: As required by law, Clayton Twp sent us a copy of their newly revised Master Plan. FLPOA supplied us with a copy of their updated Land Use Permit Application. Marion informed FLPOA board member, Vito, that she would be happy with their request to include them when individual letters are sent in regards to filings for variances within their community.

Meeting adjourned at 6:37 PM.

Marion J Chard, Secretary