

MINUTES OF THE REGULAR MEETING  
OF THE WHEATFIELD TOWNSHIP  
BOARD OF TRUSTEES  
INGHAM COUNTY, MICHIGAN

Tuesday July 12, 2022, 7:00PM

(The meeting was held in the community room)

Supervisor Myer called meeting to order at 7:00PM.

Roll call—Allen, Myer, Henley, Miller and Kapp-present.

Pledge of Allegiance.

Guest: Julie Chrisinske, Williamston CADL, presented the Library Annual Report. Julie highlighted the many creative and innovative ways the library continued to function and serve its patrons during the pandemic. She also noted the millage renewal that is on the August 2<sup>nd</sup> ballot this year.

Public Comment: Opened at 7:09 PM. One person spoke at public comment regarding wind turbines. Closed at 7:12 PM.

**MINUTES:**

**Motion** by Allen to approve the minutes of the regular meeting of June 14, 2022, seconded by Henley.

All were in favor. Motion carried.

\*Copies of the minutes are available at the township office.

**\*\*\*\*\*REPORTS\*\*\*\*\***

**TREASURER'S REPORT:** Given by Miller. Summary:

- ✓ Independent Bank General Fund-fund balance equity:----- \$293,426.08
- ✓ Independent Bank Certificate of Deposit:----- \$100,000.00
- ✓ Independent Bank Tax Roll Checking balance:----- \$ 1,617.18

**Motion** by Henley to approve the treasurer's report of June 30, 2022 seconded by Kapp.

All were in favor. Motion carried.

- ✓ Holly said May was a busy month, including sending out tax bills, training a new deputy, and attending some meetings. The second tranche of ARPA funds has been received and deposited.

\*Copies of the treasurer's report are available at the township office.

**PLANNING COMMISSION:** Given by Kapp.

- ✓ The planning commission held a regular meeting on June 16<sup>th</sup>. Newest member James Scherer was sworn in; all materials for drafting the second wind energy amendment have been transferred to the planner and we are awaiting his response. The July 21<sup>st</sup> meeting has been canceled, and the August meeting has been rescheduled to the 25<sup>th</sup>.

**N.I.E.S.A.:** Given by Henley.

- ✓ No meeting since our last board meeting, but NIESA has acquired the used brush truck.
- ✓ \*A copy of NIESA's minutes is available at the township office.

**SUPERVISOR:** Given by Myer.

- ✓ Summary: Another slow month but with several inquiries regarding new construction and one inquiry regarding a potential special land use for a nonprofit temple/church.

\*A copy of the supervisor's report is available at the township office.

**CLERK:** Given by Kapp and submitted in writing. Summary:

- ✓ June continued to be busier than May. Areas of attention included Elections, training inspectors, voter recordkeeping, general office, outside meetings and the hall. The emergency siren is offline according to the Sheriff's office. The Ingham County Broadband Taskforce presented at the ICC/MTA meeting and they are saying this initiative will take years to implement.

\*Copies of the clerk's report are available at the township office.

**WASC:** No report.

**\*\*\*\*\*DISCUSSION ITEMS\*\*\*\*\***

1. **Ordinance No. 1-2022, Zoning Amendments.** We discussed this item last month. Further discussion: it has been reviewed by Attorney Tom Hitch, who replied with no changes. We discussed the language of minimum lot frontage in A-1 and compared it to our previous zoning ordinance. The language was consistent with it, so board consensus was to leave it as it is written. All other changes were for clarification purposes or to correct typographical errors. This is an action item for tonight.

**\*\*\*\*\*ACTION ITEMS\*\*\*\*\***

**1. ORDINANCE NO. 1-2022 Wheatfield Township, Ingham County, Michigan**

An Ordinance to amend Ordinance No. 001-2018, as amended, commonly referred to as the 2018 Wheatfield Township Zoning Ordinance, to correct, add and revise certain sections of said ordinance pertaining to Building Heights, Shooting Ranges, Land Divisions, and Multiple Principal Uses on a Lot.

**SECTION 1**

The Wheatfield Township 2018 Zoning Ordinance is amended by changing Table 3-4 of Article 3, Site Development Requirements, to increase the Maximum Structure Height of Accessory Structures in the A-1 Zoning District from 15 ft. to 35 ft. to reads as follows:

| Zoning District         | Minimum Lot Area                                | Minimum Lot Width And Frontage  | Maximum Structure Heights<br>Principal / Accessory | Maximum Lot Coverage | Minimum Yard Setback |                     |        |
|-------------------------|---|---|--|----------------------|----------------------|---------------------|--------|
|                         |   |   |  |                      | Front                | Side (each)         | Rear   |
| <b>A-1 Agricultural</b> | 40 acres <sup>2</sup><br><br>See Section 3.7(A) | Lots 5.0 acres or less:<br>165 ft. <sup>3</sup><br><br>Lots greater than 5.0 Acres:<br>250 ft. <sup>3</sup> | 35 ft. <sup>4</sup> / 35 ft.                       | 25%                  | 100 ft. <sup>5</sup> | 25 ft. <sup>6</sup> | 25 ft. |

**SECTION 2**

The Wheatfield Township 2018 Zoning Ordinance is amended by insert the word "Private" in Line 7 of Table 3-2, Uses of a Primarily Agriculture, Outdoor Recreation, or Natural Resource Based Character of Article 3 to read as follows:

|   |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|
| <b>Uses of a Primarily Agricultural, Outdoor Recreation, or</b> |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|

| <b>Natural Resource Based Character</b> |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|
| 7                                       | Private shooting ranges and hunt clubs. | S | S | - | - | - | - | - |

**SECTION 3**

The Wheatfield Township 2018 Zoning Ordinance is amended by changing footnote 3.a. of Footnotes for Table 3-4, Site Development Requirements, of Article 3 to read as follows:

- 3. Configuration of Lots:** All lots shall conform to the following configuration requirements:
- a. Except as otherwise permitted by the Wheatfield Township Land Division Ordinance or Section 109 of the Land Division Act, MCL 560. 109(1)(b), the depth of a lot shall not exceed four (4) times its width.

**SECTION 4**

The Wheatfield Township 2018 Zoning Ordinance is amended by the deletion of Section 20.05 and the insertion of the following in its place:

**Section 20.5 Dwelling Units and Principal Uses per Lot**

**A. Dwellings:** No more than one (1) dwelling unit shall be established on a lot except as otherwise authorized by this Ordinance, such as in the case where Table 3-2 of Article 3 authorizes two-family or multiple family dwellings, or where a temporary dwelling may be authorized (Section 20.7, Temporary Dwellings).

**B. Non-Dwelling Uses:** Two (2) or more uses that, by themselves would both commonly be construed as a principal use, may be erected on the same lot subject to the use restrictions of this Ordinance including Table 3-2 and Table 3-3 of Article 3, the site development standards of this Ordinance including Table 3-4, and the application and approval procedures of this Ordinance for each individual use including the site plan review provisions of Article 14 and the special land use provisions of Article 15, as may be applicable.

**SECTION 5**

The remaining provisions of Ordinance No. 001-2018, and all amendments thereto, are hereby ratified and reaffirmed.

**SECTION 6**

In the event that any provision of this amending ordinance is held to be unconstitutional or void for any reason by a court of competent jurisdiction, that provision shall be struck from the amendment and severed and the remaining provisions shall be enforced according to their terms and provisions.

**SECTION 7**

This amendment ordinance shall be effective eight (8) days after adoption and publication as provided by law.

**CLERK’S CERTIFICATION**

I, Denise Kapp, the duly elected, qualified and acting Clerk of the Township of Wheatfield, Ingham County, Michigan, hereby certify that the foregoing Wheatfield Township Zoning Ordinance No. 1-2022 (Ordinance to amend the Wheatfield Township 2018 Zoning Ordinance, Ordinance No. 001-2018) was adopted at a regular meeting of the Wheatfield Township Board of Trustees, held at 985 E. Holt Road, Williamston, Michigan on the 12th day of July, 2022 at which a quorum was present and voted. I further certify that

\_\_\_\_\_ moved the adoption of the ordinance, supported by \_\_\_\_\_, and that the vote on the said proposed ordinance was:

Yeas \_\_\_\_\_ Nays \_\_\_\_\_ .

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Denise Kapp, Wheatfield Township Clerk

Date

**Motion** by Kapp to approve Ordinance 1-2022 as presented above, seconded by Allen.

*Roll call vote: Allen, Henley, Kapp, Miller and Myer-yes. Motion carried.*

2. Accounts Payable for June 2022 (Payroll and Expenses).

**Motion** by Allen to approve the accounts payable for June 2022 as presented, seconded by Henley.

*Roll call vote: Allen, Henley, Kapp, Miller and Myer-yes. Motion carried.*

\*Payroll and list of expenses attached.

**Motion** to adjourn by Henley, seconded by Allen. All were in favor—motion carried.

Meeting ended at 7:53 PM.

Respectfully submitted,

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Denise Kapp, Clerk

Date

**Next board meeting:**  
**Tuesday August 9, 2022 at 7:00 pm.**