

**Township of Arcadia
Planning Commission Minutes
April 3, 2025
Regular Meeting**

Call to Order: 7:00 pm

Roll Call: Hopwood, Berkshire, Westgate, Opdyke, Anderson

Approval of Agenda: U/C

Approval of Minutes: March 6, 2025 – U/C

Business:

- Master Plan discussion
 - Will require 3rd party support
 - In addition to a full review process of the Master Plan, intends to incorporate public input regarding the newly acquired Township property
 - Networks Northwest has submitted a proposal to the Township Board for facilitating the process
- M22-2 Fifth Street residential rear setback
 - Inquiry regarding requirements for rear setback
 - Current text based upon commercial application
 - Inquiry was not made in time to consider in the current round of proposed text amendments

Public Hearing:

Called to Order: 7:07 pm

- Review of all proposed text amendments with an invitation for public to comment or ask questions during this session
- Public Questions/Comments:
 - Item 3
 - Clarification about application to private land
 - Item 6
 - Clarification of application to districts
 - Concern regarding minimum acre requirement
 - Statement that numerous complaints had been made about salvage yard concerns
 - Item 7
 - Yard sale definition is too restrictive
 - Item 10
 - Clarification regarding restrictions of roadside stand definition
 - Item 12
 - Concern regarding storage requirements
 - Item 19
 - Clarity regarding

Public Hearing Adjourned: 8:01 pm

- **Business:**
 - **Proposed Text Amendment Discussion**
 - Item 6 – Clarification of considerations
 - Motion by Hopwood, 2nd by Anderson to adapt language to reduce salvage yard required minimum to 20 acres, from 40
 - Hopwood, Anderson, Westgate, Opdyke support
 - Berkshire, against
 - Item 8 – Motion by Hopwood, 2nd by Berkshire to remove Item 8 from the proposed text amendments – unanimous support
 - Motion by Hopwood, 2nd by Berkshire to recommend adoption of the proposed text amendments as amended to the Township Board – unanimous support
 - **Next Steps:** Amended text will be sent to Township attorney for final preparation and presentation to the Manistee County Planning Commission for a 30-day review period.

Meeting Adjourned: 8:11 pm

Next Meeting: Thursday, May 1, 2025, at 7:00 pm

* Public comments are limited to appropriate PC-related topics and a maximum of 3 minutes, at the discretion of the Chairperson.