

# SHERMAN TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

August 14, 2024

1. Meeting called to order 7:00 pm. Pledge
2. Roll Call:  
Present: Mark Kukal, Doug Berens, Wayne Berens, Jim VanBoven, Don Clark, Al Smalligan, Butch Deur
3. Approval of Agenda: 1<sup>st</sup> by Al Smalligan and 2<sup>nd</sup> by Mark Kukal
4. Approval of Meeting Minutes: 1<sup>st</sup> by Wayne Berens and 2<sup>nd</sup> by Doug Berens
5. Public Comments (3 minutes): None
6. Communications:  
Chairman's Comments: None
7. Existing Business:
  - Ryan had already given the revised zoning maps. Ryan will be printing off smaller maps to be put in the board books.
  - Ken had asked Ryan to address the board regarding:
    - Short Term Rentals
    - Shipping Containers
  - Short Term Rentals – Ken has spoke with Cliff, the townships attorney. Cliff suggested that we put in place how many Short-Term Rentals that are allowed.
  - Ryan stated that there are three ways to handle this:
    - Allow them, not allow them at all or put controls in place (number allowed).
    - There are no grandfathers allowed as this is a stand-alone ordinance.
    - The ordinance can always be changed in the future.
    - Cliff had suggested that we ban short term rentals.
    - The way the ordinance stands right now is strong and will prevent and stop issues.
    - If any issues arise the resident would have to go in front of the board and the board would decide what action they need to take up to and including pulling their permit.
    - At this time there have been no issues.
    - There were 6 permits issued this year.
    - Ryan also stated that the state is still working on Short Term Rentals and would supersede township ordinances.
    - The board discussed what they would like to do and decided at this time they would leave everything as is.
    - Doug will bring this to the township board at their September meeting.
  - Storage Containers (Shipping Containers):
    - Cliff is good with these if they are regulated.
    - Regarding shipping containers, you can:
      - Outright ban them
      - Allow them
      - Allow them but have regulations on them

- Right to Farm – these may be allowed. Call Ryan if we run into this.
- The definitions would need to be updated regarding semi-trailers and shipping containers.
- Semi-trailers would have a vin and title.
- Shipping containers would be an accessory building and would be permanent.
- Where do we allow them or not allow them:
  - Not on lakes
  - Do we put a number allowed
  - You can limit:
    - How many acres they are allowed on
    - How many per what acres
- The board talked about what it may look like:
  - Only allowed in agriculture and rural residential.
  - One allowed per parcel of land and additional per 5 acres after the first with a maximum of 4 total.
  - No axles.
  - Can only be placed in the side yard or back yard
  - No stacking.
  - To be used as an accessory building only and not a residence.
  - Must be maintained.
- Ryan is going to take these suggestions and put something together to present to the board at the September meeting. The board will look this over and either approve of it or change things as they see needs to be changed.
- Doug will give the Township Board a heads up that this will be coming to their board soon.

8. New Business: None

9. Review: None

10. Public Comment: None

12. Adjournment: 7:56 pm

Respectfully submitted by,  
Chris Berens