

Powell Township
P.O. Box 319, Big Bay, MI. 49808
Planning Commission - Regular Meeting Minutes
July 20, 2016
Final

Call to Order and Pledge of Allegiance:

Meeting called to order at 6:35 p.m.
The Pledge of Allegiance was recited.

Roll Call:

Members present – Laura Mohrman, Ellen DeWitt, Sidney Reade, Paul Beauchaine, Richard Baker, Denise Hudson and Doris Childers

Members absent – None

Approval of Minutes:

Motion to accept the June 15, 2016 minutes as is. (Hudson/Reade) Approved

Approval of Agenda:

Motion to accept the agenda with the following additions:

- Under Unfinished Business, add 8A. Elections
- Under Unfinished Business, add 8B. Zoning Book Changes
- Under Unfinished Business, add 8C. Wind Turbines

(Hudson/Mohrman) Approved

Public Comment: None

Zoning Administrator: Joe Stanley presented zoning report.

Unfinished Business:

A. Elections:

- Motion to nominate Paul Beauchaine for Chair person. (Childers/DeWitt) Approved.
- Motion to nominate Sidney Reade for Vice-Chair person. (Mohrman/Childers) Approved.
- Motion to nominate Laura Mohrman for Secretary. (Childers/Hudson) Approved.
- Motion to nominate Paul Beauchaine as liaison to the Zoning Board of Appeals.

(Hudson/Mohrman) Approved.

B. Zoning Book Changes:

- Motion to adopt the meeting changes from 10-16-12: Correction in section 404, Item B to remove the reference to "Section 2A #24" (Hudson/Childers) Approved.

- Motion to adopt the meeting changes from 11-20-2012: present definitions for the 2012 Powell Township Zoning Book updates to the Powell Township Board as presented. (Attachment A). (Morhman/Hudson) Approved.

- Motion to amend Section 905, Item G for the replacement of “Township Board” with “Zoning Board of Appeals” (Hudson/Childers) Approved.

- Motion to leave conditional use permit application process as is until inventory of non-confirming properties are received. (Mohrman/Hudson) Approved.

- Motion to incorporate Boarding and Rooming house in definitions. (Hudson/DeWitt) Motion to rescind the motion to incorporate Boarding and Rooming house in definitions. (Hudson/Childers) Approved.

- Motion to remove the number language from the “Family” definitions in the Zoning Book. (Childers/Hudson) Approved.

- Motion to rescind the motion to remove the number language from the “Family” definitions in the Zoning Book, include notation in the “Family” definition in the Zoning Book referencing the Michigan Supreme Court 351 N.W.2D 831 (Mich. 1984) Charter Township of Delta V. Dinolfo Case, add timber production as item 13 to Section 323 District I: Industrial, designate parcel ID 52-1-182-001-00 (Longyear), strike Plum Creek, as District I: Industrial.(Mohrman/Childers) Approved.

- Motion to move Automobile and/or small engine repair garage, Concrete and asphalt plants, Contractor yards and shops, Junkyards and salvage yards, Lumber yards, Manufacturing, Mineral extraction, subject to Section 414 through 416, Processing, assembling and fabrication operations, Research laboratories, Sawmills, Transfer stations and Warehousing from the Permitted Principal Uses of District I – Industrial to the Conditional Uses Authorized permit of District I – Industrial. (Hudson/Childers) Approved.

- Motion to rescind the changes, demolition time to complete should be six months, site plan wording should be changed from a year and a half to eighteen months and a set fine structure for noncompliance in obtaining a building permit in advance for Houses (up to 1,500 sq ft), Houses (sq ft 1,500 and above), Garage/Storage buildings and accessory buildings, in section 404B that was approved at the August 20, 2014 meeting. (Mohrman/Childers) Approved

- Motion to add to the Powell Township Zoning Ordinance Book in Section 419

o Demolition – To raze an existing structure

- A. Demolition must be completed 182 days from the day of permit issue.
- B. Any connection to the township sewer lines must be disconnected and properly capped by the owner, contractor or plumber and inspected by the Powell Township Water & Sewer Department.
- C. Any connection to the township water lines must be disconnected and properly capped by the owner, contractor or plumbing and inspected by the Powell Township Water & Sewer Department.
- D. All debris shall be removed from the site (by owner or contractor) and hauled to an approved landfill or disposal site and proof of proper disposal shall be submitted to the township supervisor.
- E. The demolition site shall be inspected after completion of demolition by the Powell Township Zoning Administrator.

(Mohrman/Reade) Approved.

- Motion to replace the wording in all sections below to reflect the same wording as stated in 309 B 3 and D I listed below:

Pg 30 309 B permitted principal uses

3. state licensed Adult foster care homes serving 6 residents or less

D. Conditional uses _

I .Adult foster care homes serving 7 or more residents

310 B 3 & D I

311B 3 & D I

312 B 3 & D should be added "Adult foster care homes serving 7 or more residents"

313 B 2 & D should be added "Adult foster care homes serving 7 or more residents"

314 B 2 & D should be added "Adult foster care homes serving 7 or more residents"

315 B 3 & D should be added "Adult foster care homes serving 7 or more residents"

317 B Should add Adult foster care home serving 6 residents or less

317 D 1 should be changed to Adult foster care homes serving 7 or more residents

318 B 3 & D should be added "Adult foster care homes serving 7 or more residents"

319 B 3 & D should be added "Adult foster care homes serving 7 or more residents"

320 B 9 & D should be added Adult foster care homes serving 7 or more residents

322 B 3 & D 1 and 2 can be combined "Adult foster care homes serving 7 or more residents"

(Mohrman/DeWitt) Approved

- Discussion was held on adding a single family dwelling to Section 321, TP 40, as permitted use. Further research is needed. Further discussion is postponed until next meeting.

C. Wind Turbines: Discussion was held on adopting an ordinance. Further research is needed. Further discussion is postponed until next meeting.

New Business: None

Board Discussion: None

Next Meeting: Regular Meeting – August 17, 2016 at 6:30 p.m. at the Township Hall

Adjournment:

Motion was made to adjourn at 8:30 p.m. (DeWitt/Reade)

Respectfully submitted
Tonya Beerman
Recording Secretary

ATTACHMENT "A"

ALTERNATIVE ENERGY: A nontraditional source of energy such as solar panels, wind and water mills and turbines.

PARKING LOT: A use containing one or more parking spaces located at or above grade accessible for the storage or parking of permitted vehicles, exclusive of drives and entrances giving access thereto.

PRIVATE PARKING LOT: A use not open to the public containing one or more parking spaces located at or above grade accessible for the storage or parking of permitted vehicles, exclusive of drives and entrances giving access thereto.

PUBLIC PARKING LOT: A use open to the public containing one or more parking spaces located at or above grade accessible for the storage or parking of permitted vehicles, exclusive of drives and entrances giving access thereto.

COMMERCIAL PARKING LOT: A use open to commerce for the purposes of trade and or for industrial use that maybe unrefined containing one or more parking spaces located at or above grade accessible for the storage or parking of permitted vehicles, exclusive of drives and entrances giving access thereto.

CONTRACTOR STORAGE YARD: A parcel of land where vehicles, equipment and or storage units are kept usually temporary for the purpose of construction and maintenance.

CAMPGROUND: A parcel of land used to provide rustic or refined outdoor temporary living for recreational purposes.

AGRICULTURAL ENTERTAINMENT: Seasonal uses land and natural resources that provide agricultural oriented sources of recreation.