

Powell Township
P.O. Box 319, Big Bay, MI. 49808
Planning Commission - Regular Meeting Minutes
August 17, 2016
FINAL

Call to Order and Pledge of Allegiance:

Meeting called to order at 6:30 p.m.
The Pledge of Allegiance was recited.

Roll Call:

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

Members absent – Richard Baker

Approval of Minutes:

Motion to accept the July 20, 2016 minutes as is. (Childers/Mohrman) Approved

Approval of Agenda:

Motion to accept the agenda as corrected with the removal of Unfinished Business, Motion to add agricultural entertainment to Zoning Book. (Childers/DeWitt) Approved

Public Comment: None

Zoning Administrator: Joe Stanley presented zoning report. Discussion was held regarding the process of receiving complaints and violations being issued. D. Hudson, Liaison to the Township Board, will address the Township Board for clarification regarding whether the Township Board wants on ordinance or if the Township Board wants the Planning Commission to address the issue of trailers on property seasonally.

Unfinished Business:

A. Wind Turbines: Discussion was held on research that was obtained from other Townships. Further research was needed and discussion was tabled till next meeting.

New Business: Paul Beauchaine, Chairperson, added Michigan Zoning Enabling Act as New Business A. Information was distributed regarding the Mining Extraction. Discussion was held on reviewing the material and topic will be addressed at next meeting.

Paul Beauchaine, Chairperson, added Mining Journal advertisement for Zoning Book changes. Joe Stanley presented the draft ad. Draft was reviewed. Discussion was held.

Motion to rescind motion from the July 20, 2016 regular meeting for presentation of definitions to the Township Board. (Hudson/Mohrman) Approved.

Motion to adopt the zoning book changes summary presented in the minute package to be used as the Mining Journal ad. (Attachment A) (Mohrman/Childers) Approved.

Board Discussion: Discussion was held regarding T.P. 40 permitted and conditional uses and variances.

Next Meeting: Regular Meeting – September 21, 2016 at 6:30 p.m. at the Township Hall

Adjournment:

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

Respectfully submitted
Tonya Beerman
Recording Secretary

Zoning Book Changes

Correction in section 404, Item B to remove the reference to “Section 2A #24”

Amend Section 905, Item G for the replacement of “Township Board” with “Zoning Board of Appeals”

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

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.

Add Section 419 as 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

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

Section 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"