**Powell Township**

**101 Bensinger Street**

**Big Bay, MI. 49808**

**Planning Commission - Regular Meeting Minutes**

**July 15th, 2020**

**~~Draft~~**

**Approved 08.19.2020**

1. **Call to Order:**

Chair Phil Moran called the meeting to order at 6:30 p.m. at the Township Hall.

1. **Pledge of Allegiance:**

The Pledge of Allegiance was recited.

1. **Roll Call:**

**Members present**:

Moran (Chair), Stephenson (Vice Chair), Korstad, Williams, Hudson, Mohrman

**Members absent:**

Childers

1. **Approval of Agenda :**

Motion to accept the July 15th, 2020 Agenda. (Moran/Williams) All in favor motion carried.

1. **Approval of Minutes:**

Motion to approve the June 17th, 2020 minutes. (Mohrman/Moran) All in favor motion carried.

1. **Updates from Zoning Administrator:**
   1. Mohrman stated there was a variance on last months permit list. Mohrman asked Supervisor Turner if the variance needed to come before the Planning Commission. Turner stated no.
   2. Stephenson stated she is on the ZBA and had not heard of any variance. Stephenson stated she did miss one ZBA meeting but thought it was further back than when this meeting would have occurred.
   3. Mohrman stated John S. requested a variance for an addition on 02.29.2020 and it was approved on 03.21.2020.
   4. McCarthy stated that it needs to be made public when the ZBA meets and all neighbors within 300 feet need to be notified.
   5. Mohrman stated she would like it documented that she wants to see paperwork on the variance.
   6. Mohrman stated she would like to receive zoning updates including permits every month for the meeting. Mohrman stated she will email Supervisor Turner each month when she sends out the agenda and ask for the permit list.
2. **Unfinished Business:**
3. Jason McCarthy Master Plan:

* McCarthy stated in regards to comments during last month’s meeting, he will update the Granot Loma acreage.
* McCarthy replied to William’s comment that “the plan so far seems like a lot of information and not a plan”. McCarthy stated this is a great point, thus far the chapters are a lot of back ground and history about the Township.
* McCarthy stated he would like to update the plan after the 2020 census numbers come out.
* McCarthy stated that Chapter 9 is where public comments become incorporated and future land use will be next.
* McCarthy stated he put all of the written and verbal responses from the surveys and open house in charts. Top concerns were 1. Parks & Rec 2. Blight 3. Parks & Rec. McCarthy stated this gives the Planning Commission direction for future planning.
* Mohrman stated Chapter 8 mirrors a lot of our current Master Plan. Mohrman asked McCarthy if he plans to mirror Chapter 10 with the current plan.
* Mohrman stated she thinks blight should be goal in the plan.
* McCarthy stated there is nothing wrong with adding something about blight into the plan. It can be helpful for a permit denial and can hold up in court matters.
* Hudson stated we have had a blight problem for a long time especially defining blight.
* Mohrman stated marijuana needs to be discussed in future land use.
* Mohrman stated single wides are banned but there is still no ordinance. Mohrman asked how ordinances like noise and parking are being passed without public meeting.
* McCarthy stated the PC needs to be careful with discrimination against single wide trailers. Instead word it as a square foot minimum or wall length requirement.
* Williams stated he needs a zoning book. Stephenson stated she has two of everything being on the PC and ZBA so she will give Williams one of her copies.
* Hudson asked about covenants. McCarthy stated covenants can be more strict than zoning but often people want to stop going to the HOA. Without an active HOA covenants are mute.
* McCarthy stated he will get Chapter 10- Land Use out to the PC in advance before next meeting.

1. **New Business: N/A.**
2. **Call to the Public: time for Citizens to be Heard- N/A.**
3. **Board Discussion: N/A.**

**Next Meeting:**

August 19th, 2020 at the Township Hall and Virtually with call in information on Powell Township website.

**Adjournment:**

Motion was made to adjourn at 7:30p.m. (Moran/Stephenson ) All in favor motion carried.

Respectfully submitted,

Leah Fraley

Recording Secretary