

**Powell Township  
101 Bensinger Street  
Big Bay, MI. 49808  
Planning Commission - Regular Meeting Minutes  
September 16<sup>th</sup>, 2020  
Final**

**1. Call to Order:**

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

**2. Pledge of Allegiance:**

The Pledge of Allegiance was recited.

**3. Roll Call:**

**Members present:**

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

**Members absent:**

**4. Approval of Agenda :**

Motion to accept the September 16<sup>th</sup>, 2020 Agenda. (Williams/Moran) All in favor motion carried.

**5. Approval of Minutes:**

Motion to approve the August 19<sup>th</sup>, 2020 minutes. (Mohrman/ Moran) All in favor, *discussion as follows*, motion carried.

- o Mohrman asked McCarthy if under number 7 he meant to say that taxes would change if the zoning map is changed. McCarthy stated no, he did not.

**6. Updates from Zoning Administrator:**

- a. Township Supervisor Turner handed out an updated permit list.
- b. Mohrman stated she would like to see if there is a permit for a tiny house on Lake Independence. Turner stated there have not been any permits issued for a tiny house. Turner stated Mohrman could give address to zoning administrator Robare and he could look into it.

**7. Unfinished Business:**

a. Jason McCarthy Master Plan:

- o McCarthy brought his Ipad with a map of Powell Township for the Commission members to show him areas they would like to see change. McCarthy took notes on the changes mentioned by the Commissioners.
- o McCarthy stated that making changes to the future land use map does not necessarily change the zoning map. Zoning changes with rezoning process. Having an updated future land use map can

prove helpful if rezoning is requested and the change would match the future land use map. This could serve as a reason for approving a rezoning request.

- Childers asked Supervisor Turner if anyone has been coming into the Township to talk about interest in opening a business. Turner stated no.
- McCarthy suggested squaring off some properties on the Club Road and making them into RR-5's.
- McCarthy suggested one TP-40 could be changed to town development on the future land use map in the downtown sector in case anyone wants to start a business.
- McCarthy stated that rezoning can occur from the Planning Commission, the Township Board, or a petition turned in by a resident.
- McCarthy stated it is common practice to go through the master plan process first and then make any zoning changes.
- McCarthy stated reasons for any future land use map changes need to be stated.
- McCarthy stated mixed use is highly encouraged. Waterfront/town development. Mixed use is two different uses on the same parcel. This can provide for compact development and the Township can tax on each level.
- McCarthy stated Commissioners could email him with any ideas for the future land use map anytime before the next meeting.
- McCarthy stated he will bring in a draft of the future land use map to the next meeting.
- McCarthy stated he will get equalization/assessment information from Jackie Solomon the Powell Township assessor.

## **8. New Business:**

### **a. Space Port**

- Moran asked Supervisor Turner if she has heard anymore from the executives. Turner stated she had not.
- Williams stated it has been difficult to find real data about space ports. He has found lots of opinions.
- Mohrman stated the FAA is who will establish the licensing. Lots of policy and procedures will have to be gone over before a license will be given. It's an idea right now, no information to discuss.
- Mohrman stated that 2500 acres of the Loma Farms have been purchased. 30 acres would be used for the space port. Scott Urbish and Joe Deroche are good people to contact.

## **9. Call to the Public: time for Citizens to be Heard-**

- a. D. Farraro- Stated he feels that the discussion about Loma Farms as a possible location for the space port was very secretive. Concerned about natural resources, feels the new jobs are not needed as stated by the

County, concerned about residents having to evacuate their homes, stated a request for rezoning to industrial would have to be submitted, concerned about pollution and water usage.

- b. J. Bauman- Shared information with the Planning Commission to support her position against the space port. Stated she lives within the evacuation zone and is very concerned. Also wonders what will happen to property values. Concerned about lights and a 1 out of 20 failure rate. Commission Mohrman stopped Bauman after three minutes and let her know she appreciated her information but a three minute public comment time limit is in place.
- c. Ken- Asked if the Powell Township Fire Department is equipped to handle a fire at the space port if something happened. If the department is not equipped to handle such a fire who would pay for updating the department. The department has a small crew as well, would it be large enough to fight the fire?
- d. Amy- Stated if there is not enough push back right away we could get rolled over. Concerned that a rocket blast could crumble land.
- e. G. Champagne- asked Chair Moran to read aloud his letter. Moran did so. Champagne stated he is against the combining of LR1 & LR2/ Commercial.
- f. Mohrman stated she appreciates public comments and that the Planning Commission needs to keep an open mind to be fair to all.
- g. Turner stated that the permit list she hands out at the meetings has all the permits that have been given out for the year with parcel and fire numbers. Turner also stated that there will be a ribbon cutting ceremony at 1:30 pm on 09-19-2020 at the new 510 trail.

**10. Board Discussion:**

- a. Hudson asked how many other space ports in the county operate in a location with five months of winter.

**Next Meeting:**

October 21st, 2020 at the Township Hall and Virtually with call in information on Powell Township website.

**Adjournment:**

Motion was made to adjourn at 8:11p.m. (Mohrman/Williams ) All in favor motion carried.

Respectfully submitted,  
Leah Fraley  
Recording Secretary