

**Powell Township**  
**101 Bensinger Street**  
**Big Bay, MI 49808**  
**Planning Commission – Regular Meeting Minutes**  
**December 16, 2020**  
**Draft**  
Approved 01/20/2021

- 1. Call to Order:**  
Chair, Phil Moran, called the meeting to order at 6:45 p.m. at the Township Hall.
- 2. Pledge of Allegiance:**  
The Pledge of Allegiance was recited.
- 3. Roll Call:**  
**Members Present:**  
Moran (Chair), Hudson, Mohrman, Williams  
  
**Members Absent:**  
Stephenson (Vice Chair), Childers, Korstad
- 4. Approval of Agenda:**  
Motion to accept the December 16, 2020 Agenda (Mohrman/Moran) All in favor motion carried.
- 5. Approval of Minutes:**  
Motion to accept the October 21, 2020 Minutes (Hudson/Mohrman) All in favor motion carried.
- 6. Call to the Public: Time for Citizens to be Heard:**  
Gene Champagne introduced research concerning pre-launch suspension of marine, road and air traffic around the Alaska Aerospace Spaceport. Mr. Champagne pointed out that restrictions could be in effect for multiple consecutive days during any particular launch window.
- 7. Updates from the Zoning Admi**  
Moran stated that there are no updates from the Zoning Administrator.

## 8. Unfinished Business:

### a. Jason McCarthy Master Plan

- McCarthy previously provided revised/updated Chapters 10 and 11 of the Master Plan together with Future Land Use and Township Recreation Facilities maps.
- McCarthy stated that language was included in Chapter 10, pages 5/6 to reflect the Future Land Use Map amendments: (1) adding additional Township Development (TD) land west of Schenk Street between Co Hwy KT and Co Rd KG and (2) converting some Rural Residential (RR) parcels to Residential (R) parcels in the Halfway area which would permit rezoning in the event of a future request.
- McCarthy discussed the steps, timing and entities involved in the adoption and implementation of the Master Plan as well as the future distribution of the Master Plan.
- Discussion followed between Mohrman and McCarthy regarding the apparent inclusion of TD land along Old Mill Road which had previously been designated Lake, River and Stream. McCarthy stated that no new TD land was added east of Co Rd 550. McCarthy stated that he would double check and get back to the Commission with an answer regarding that issue.
- McCarthy noted that the Recreational Facilities Map had been revised to include the Big Bay Pathway Trailhead.
- Discussion followed between Mohrman and McCarthy regarding the need to include Industrial use land on the Future Land Use Map, specifically the 11 acre transfer station plot on the Dump Road. McCarthy indicated he would review the issue and amend the map as needed to reflect conditions on the ground.
- McCarthy indicated that he would have the final draft of the full proposed Master Plan ready for next month.
- Moran noted that the location of the Big Bay Pathway Trailhead is no longer on the Dump Road as is reflected on the Recreation Facilities Map. McCarthy will update the map to reflect the present location.

- Mohrman asked whether the Master Plan should address residential renewable energy production. McCarthy said provision had already been included and he would locate and highlight that language.
- Moran asked McCarthy if he could provide any guidance concerning the lack of recognized street addresses for outlying residences not on the postal route. Ultimately, it appears to be an issue that has to be resolved with the postmaster.

**b. Adoption of Future Land Use Ordinances**

This issue was not discussed.

**9. New Business:**

**a. Recording Secretary**

The new recording secretary was introduced.

**b. Other Applications**

Moran noted that Kim Tull had applied for a position on the PC however there are no current vacancies.

**10. Board Discussion**

- a. Discussion with Hudson concerning the possibility of 906 Technologies implementing service in the Halfway area. Presently, there is no tower in the area or fiber optics. Further discussion followed concerning the negative impact that the lack of internet service has on future development.
- b. Mohrman suggested that everyone review the current draft of the Master Plan and forward any corrections to McCarthy so they can be included in the final package.
- c. Mohrman advised the board that there are clean water grants available which might be used to finance expanding the town distribution system.

**11. Next Meeting:**

The next meeting will be Thursday, January 20, 2021 at the Township Hall and/or virtually as conditions may dictate.

**12. Adjournment:**

Motion was made to adjourn at 7:24 p.m. (Mohrman/Moran) All in favor motion carried.

Respectfully submitted,  
Dianne Hall, Recording Secretary