

**Powell Township**  
**101 Bensinger Street**  
**Big Bay, MI 49808**  
**Planning Commission – Regular Meeting Minutes**  
**May 19, 2021**  
**Draft**  
**Approved 06/16/2021**

- 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) at the Hall, Stephenson (Vice Chair) at the Hall, Childers at the Hall, Hudson at the Hall, Korstad at the Hall, Mohrman at the Hall, Williams at the Hall.  
**Members Absent:**  
None
- 4. Approval of Agenda:**  
The agenda was modified to add board discussion concerning the revision of certain wellhead protection ordinances. Motion to accept the May 19, 2021 Agenda, as modified, (Childers/Moran). All in favor motion carried.
- 5. Approval of Minutes:**  
Motion to accept the April 21, 2021 Minutes (Mohrman/Childers). All in favor motion carried.
- 6. Call to the Public: Time for Citizens to be Heard:**  
There was no public commentary.
- 7. Updates from the Zoning Administrator**

One (1) permit was issued to Gina Johnson on April 22, 2021 for the construction of a fence.

**8. Unfinished Business:**

**a. Jason McCarthy Master Plan**

Jason McCarthy submitted hard copies of the final draft of the 2021 Master Plan and requested that commission members review the plan in its entirety prior to the next meeting to identify any needed additions and/or corrections. It was noted that: (1) the composition of the existing Township Board and Planning Commission in the Acknowledgments needs to be updated; (2) the description of the municipal sewage disposal system needs to be revised; and (3) 2020 census information may be added after it becomes available on September 21, 2021. Once any needed changes are made, the adoption process, as set forth in the Michigan Planning Enabling Act, P.A. 33 of 2008, can begin. That process is summarized in Sec. 11 of the Master Plan.

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

There was no discussion relative to this topic.

**c. 16 Nonconforming Parcels.**

The Zoning Administrator has supplied additional information concerning the current zoning of the sixteen (16) nonconforming parcels previously identified by Mohnman. No further action was taken.

**9. New Business:**

No additional new business was discussed.

**10. Board Discussion**

The Zoning Administrator asked commissioners to review and revise Zoning Definition No. 63 and Article IV, Section 401(P), concerning permitted zoning districts within wellhead protection areas, to include “town development” districts. As written, the rules would prohibit town

development activities within wellhead protection areas. The topic was tabled until the next planning commission meeting.

**11. Next Meeting:**

The next meeting will be Wednesday, June 16, 2021 at the Township Hall and/or virtually as conditions may dictate.

**12. Adjournment:**

Motion was made to adjourn at 7:15 p.m. (Childers/Williams). All in favor motion carried.

Respectfully submitted,  
Dianne Hall, Recording Secretary