

Powell Township
101 Bensinger Street
Big Bay, MI 49808
Planning Commission – Regular Meeting Minutes
January 20, 2021
Draft
Approved 02/17/2021

- 1. Call to Order:**
Chair, Phil Moran, called the meeting to order at 6:31 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, Hudson virtually, Mohrman virtually, Williams at the Hall, Childers at the Hall, Korstad virtually
Members Absent:
Stephenson (Vice Chair)
- 4. Approval of Agenda:**
Motion to accept the January 20, 2021 Agenda (Childers/Moran) All in favor motion carried.
- 5. Approval of Minutes:**
Motion to accept the December 16, 2020 Minutes (Mohrman/Williams) All in favor motion carried.
- 6. Call to the Public: Time for Citizens to be Heard:**
 - a. Michael Springer and Carl Lindquist made a joint presentation concerning the availability of grants from the Michigan Natural Resources Trust Fund (MNRTF) for the purpose of acquiring and protecting targeted property. Springer and Lindquist propose that Powell Township, utilizing a MNRTF grant, acquire 238 acres of land, including 2.1 miles of Lake Superior shoreline, currently owned by Tom Baldwin to establish a conservation easement/coastal preserve.

The success of this initiative would depend on: (1) Baldwin being willing to sell the subject property; (2) MNRTF approving the grant for 75% of the agreed upon price; and (3) Powell Township contributing 25% of the agreed upon price in matching funds. If the Township decided to move forward, a grant application would have to be submitted by April 1, 2021. At this point, Baldwin's consent has not been obtained.

Discussion followed concerning access to the targeted property over Baldwin's retained land, potential loss of township tax revenue, the impact this initiative would have on the proposed spaceport and next steps in the process.

7. Updates from the Zoning Administrator

There were no updates from the Zoning Administrator.

8. Unfinished Business:

a. Jason McCarthy Master Plan Future Land Use Map

- McCarthy suggested that the Planning Commission deliberate on the initiative proposed by Springer and Lindquist and the possible amendment of the Future Land Use Map to designate the subject property as a coastal preserve before he completes his final draft.
- Mohrman suggested that the two existing industrial sites, by Blind 35 and Gold Mine Road, be redesignated as resource production as the property is no longer being considered for industrial use. No action was taken following discussion.
- Board discussion followed concerning several parcels along CR 550 that are currently designated resource production but are surrounded by rural residential property. The issue being whether these parcels should be cleaned up and designated in a manner consistent with the surrounding property.
- Board discussion followed concerning a property owner in Halfway who may want to operate a business and the possibility of amending the Future Land Use Map to accommodate any future rezoning application he may make.

McCarthy advised that he needs a parcel tax identification number to specifically identify the property and amend the map so that a future commercial use could be undertaken if the property owner later applied for rezoning.

- McCarthy asked that if there are parcels on the Future Land Use Map that need to be redesignated, that those parcels be specifically identified so that he can correct any deficiencies on the proposed map.

b. Adoption of Future Land Use Ordinances

This issue was not discussed.

9. New Business:

- a. Karen December asked to be heard regarding her concerns about short-term rentals on Squaw Beach. Although Public Commentary had concluded, December was heard under new business. December related that she and neighbors were experiencing noise issues, litter, traffic and adverse environmental impact due to short term beach rentals. December suggested that the Planning Commission consider future regulation and/or inspection of rental properties. December was referred to the Township Board for action on this issue.

10. Board Discussion

- a. Mohrman suggested that everyone review the current draft of the Future Land Use Map and forward any corrections to McCarthy so they can be included in the final package. It was also suggested that the Commission work with the assessor to identify existing nonconforming property to further the map amendment property.

11. Next Meeting:

The next meeting will be Wednesday February 17, 2021 at the Township Hall and/or virtually as conditions may dictate.

12. Adjournment:

Motion was made to adjourn at 8:06 p.m. (Childers/Williams) All in favor motion carried.

Respectfully submitted,
Dianne Hall, Recording Secretary