

Powell Township
101 Bensinger Street
Big Bay, MI 49808
Planning Commission – Regular Meeting Minutes
February 17, 2021
Draft
Approved 03/17/2021

- 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, Hudson virtually, Mohrman virtually, Williams virtually, Korstad virtually
Members Absent:
Stephenson (Vice Chair), Childers
- 4. Approval of Agenda:**
The agenda was modified to: (a) include the introduction of correspondence from citizens concerning the proposed spaceport; (b) include discussion about the zoning history of various parcels; (c) include discussion about a new sub-committee to gather information about the proposed spaceport and (d) to strike the word “December” and replace it with “January” in item 5. Motion to accept the February 17, 2021 Agenda, as modified, (Hudson/Korstad). All in favor motion carried.
- 5. Approval of Minutes:**
Motion to accept the January 20, 2021 Minutes (Hudson/Mohrman). All in favor motion carried.
- 6. Call to the Public: Time for Citizens to be Heard:**
 - a. Mohrman read the content of an email she received from Tom Baldwin advising the board that he is not interested in selling any

portion of Granot Loma to the Superior Watershed Partnership. The entire content of the email, as read by Morhman, is attached as Exhibit "A".

- b. Moran read the content of email he received from Robert E. Thompson in opposition to both the spaceport proposal and to any proposals for rezoning to accommodate the project. A copy of that correspondence is attached as Exhibit "B".
- c. Moran read the content of a Resolution approved by the Saux Head Point Owners' Association opposing the proposed spaceport. A copy of that resolution is attached as Exhibit "C".

7. Updates from the Zoning Administrator

Permits were issued to: (a) William Hilst on January 8, 2021 to construct a pole barn; and (b) Fred Groos on February 1, 2021 to construct a sauna.

8. Unfinished Business:

a. Jason McCarthy Master Plan Future Land Use Map

- McCarthy stated that both the current zoning of Granot Loma (LSR-2 and TP-40) and the proposed future use (Waterfront Development and TP-40) are inconsistent with any heavy industrial use of the property.
- Board discussion followed concerning the lack of specificity relative to the proposal, the absence of any formal request to rezone the property, outstanding EPA and FAA approvals and the impact this uncertainty has on the planning process. It was noted that Marquette Township completed its Master Plan update without making any modifications to accommodate an industrial use of the portion of Granot Loma within its jurisdiction.
- Hudson relayed that Parks/Recreation requested that a sub-committee be formed to gather information concerning the spaceport proposal. The sub-committee would be comprised of five (5) members: one (1) from Parks/Rec, one (1) from the Board, one (1) from the Planning Commission and two (2) from the public. Williams volunteered to sit on the sub-committee.

- McCarthy suggested that further consideration of this issue be placed on the Agenda for next month. McCarthy will prepare a Google Drive compilation of all of the data that he has on the project and liaise with his colleagues at the County level to see what they're doing. McCarthy suggested that Mohrman reach out to Mr. Baldwin for his input.
- McCarthy stated that there are other areas on the Future Land Use Map that he wants to look at and compare to the Zoning Map to make sure the two are consistent. He suggested that this be done face-to-face, after the current non-gathering order expires on March 29, 2021.

b. Adoption of Future Land Use Ordinances

This issue was not discussed.

9. New Business:

- a. Mohrman expressed concern about procedural issues relating to the apparent rezoning of sixteen (16) parcels of land. It was suggested that the Zoning Administrator be asked to provide input. Turner assured the Commission that the records were in order and that proper procedure had been followed. McCarthy stated that these parcels will need to be compared to ensure that the current zoning and the proposed future land use are consistent.
- b. Further Board discussion followed concerning the need for a spaceport sub-committee or, alternatively/additionally, having Planning Commission work-groups.

10. Board Discussion

- a. Turner discussed the need for and composition of the spaceport sub-committee. Additionally, Turner advised the Commission that she had been in contact with Gavin Brown from MAMA and that he planned to visit the community in June or July.

11. Next Meeting:

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

12. Adjournment:

Motion was made to adjourn at 7:50 p.m. (Mohrman/Hudson) All in favor motion carried.

Respectfully submitted,
Dianne Hall, Recording Secretary