

Powell Township
101 Bensinger Street
Big Bay, MI 49808
Planning Commission – Regular Meeting Minutes
March 17, 2021
Draft
Approved 04/21/2021

- 1. Call to Order:**
Chair, Phil Moran, called the meeting to order at 6:35 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 at the Hall, Mohrman at the Hall, Williams virtually, Korstad virtually
Members Absent:
Stephenson (Vice Chair), Childers
- 4. Approval of Agenda:**
Motion to accept the March 17, 2021 Agenda (Hudson/Moran). All in favor motion carried.
- 5. Approval of Minutes:**
Motion to accept the February 17, 2021 Minutes (Hudson/Mohrman). All in favor motion carried.
- 6. Call to the Public: Time for Citizens to be Heard:**
 - a. Karen December expressed continuing concern about short-term rentals. December advised the Commission that she found twenty-two Powell Township residences advertised on VRBO and/or Airbnb. Among other things, December is concerned about noise, litter and increased traffic. Mohrman pointed out that the Township already has ordinances in place: (1) addressing quality of life issues; and (2) limiting homesteaded property to a maximum of fourteen days

rental in the absence of a special use permit. Responsibility for enforcing the existing regulations is not a Planning Commission function.

- b. Moran read the content of email he received from Cary Gottlieb opposing the proposed spaceport. A copy of that correspondence is attached as Exhibit "A".
- c. Moran read the content of an email he received from Denny Ferraro opposing the proposed spaceport. A copy of that correspondence is attached as Exhibit "B".

7. Updates from the Zoning Administrator

Three (3) permits were issued to Justin Savu on March 17, 2021 concerning construction of/improvements to a residence, garage and shop.

8. Unfinished Business:

a. Jason McCarthy Master Plan Future Land Use Map (FLUM)

- McCarthy and Board members compared an enlarged draft of the proposed FLUM to the current Zoning Map to identify any parcels needing further revision.
- Discussion followed concerning three specific changes. First, the proposed FLUM provides for commercial development adjacent to the Big Bay Pathway Trailhead to accommodate supporting commercial activity. Second, there are more than a few nonconforming parcels in the Halfway area. The proposed FLUM supports future zoning changes to bring those parcels into conformity. Finally, the parcel supporting the Powell Township Transfer Station is shown as industrial. Two other industrial parcels will revert to Timber Production.
- Discussion followed concerning the sixteen (16) parcels previously identified by Mohrman as having a questionable zoning history. The Zoning Administrator will be asked to provide input to determine whether any FLUM amendments are required relative to these parcels.
- McCarthy stated that he will bring the final version of the revised Master Plan and maps to the April 21, 2021 meeting.

b. Adoption of Future Land Use Ordinances

This issue was not discussed.

9. New Business:

No further new business was discussed.

10. Board Discussion

No additional board discussion was undertaken.

11. Next Meeting:

The next meeting will be Wednesday April 21, 2021 at the Township Hall and/or virtually as conditions may dictate.

12. Adjournment:

Motion was made to adjourn at 7:40 p.m. (Mohrman/Hudson) All in favor motion carried.

Respectfully submitted,
Dianne Hall, Recording Secretary