

Powell Township
101 Bensinger Street
Big Bay, MI 49808
Planning Commission – Regular Meeting Minutes
August 18, 2021
Draft
Approved 09/15/2021

- 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), Hudson, Mohrman, Stanley, and Williams.
Members Absent: Stephenson (Vice-Chair) and Korstad
- 4. Approval of Agenda:**
Motion to accept the August 18, 2021 Agenda (Hudson/Stanley). All in favor motion carried.
- 5. Approval of Minutes:**
Motion to accept the July 21, 2021 Minutes (Hudson/Moran). All in favor motion carried.
- 6. Call to the Public: Time for Citizens to be Heard:**
Jeanne Baumann submitted an interim report from the Research Group comprised of herself, Bill Ford, Jean Gertz, Lucy Wilcox and Karl Williams concerning the proposed commercial spaceport. A copy of that report is attached as Exhibit "A".

The Research Group has identified four primary areas of focus: (1) the degree to which a launch will impact residents and/or impede marine and vehicular traffic; (2) the number of post construction jobs that will be

created; (3) issues concerning local control; and (4) the environmental impact of the proposed site.

As MAMA has not provided many specifics about the project, nor engaged the community in any meaningful sense, much of the information in the interim report was developed by studying currently operating spaceports and the launch experience of existing FAA licensed small rockets.

Baumann advised the commission that MAMA is expected to complete its feasibility study relative to the proposed site by the end of August. In addition, the FAA Environmental Impact Statement is also still outstanding. Both of these reports are expected to provide additional information which could be valuable in assessing the desirability of the proposed spaceport.

7. Updates from the Zoning Administrator

Permits were issued to: (a) Dave Barber on August 7, 2021 for demolition; and (b) Marian Allbritten on August 12, 2021 for the construction of a fence.

8. Unfinished Business:

a. Jason McCarthy Master Plan/Zoning Updates

i. McCarthy advised that the final draft of the Master Plan has been forwarded to interested municipalities, utilities, railroads and other entities. The review period is sixty-three (63) days. The Public Hearing concerning adoption of the Master Plan is to be held in conjunction with the Planning Commission's regular October Meeting.

ii. The second aspect of McCarthy's contract with the Township concerns the review and revision of existing zoning ordinances. McCarthy suggest that the Planning Commission begin with Article 2, containing Definitions, to identify any new definitions that may be needed. By way of example, McCarthy mentioned Air B&Bs, food trucks, domes, tiny houses and short-term rentals.

b. Introduction of new Planning Commission Member

i. Joe Stanley was introduced. He has been appointed to fill the vacancy created by Childers' resignation.

ii. Stanley supplied a list of corrections and/or clarifications he would like to see made to the Master Plan. The Commission will consider the list at the September meeting.

c. Adoption of Amendments to Land Use Ordinances

i. Mohrman identified a discrepancy in the Planning Commission Bi-laws concerning the day and time of regular meetings. Motion to Amend Appendix A, Section 4, Paragraph A of the Planning Commission Bi-Laws to properly reflect that meetings are held on the third Wednesday of the month at 6:30 p.m. (Mohrman/Moran). All in Favor, motion carried.

ii. Board discussion followed concerning the content of the notice of the October public hearing. A review of all of the Planning Commission minutes, beginning in 2018 through the current date, will need to be undertaken to identify any matters adopted by the board that require public notice prior to implementation. To be timely, anything to be included in the notice must be identified and itemized at the September 15, 2021 meeting.

9. New Business:

a. Moran reported that Vice-Chair, Amanda Stephenson, had verbally resigned from the Planning Commission, effective immediately. Supervisor Turner will advertise for a replacement, if necessary.

10. Board Discussion

No additional board discussion was undertaken.

11. Next Meeting:

The next meeting will be Wednesday, September 15, 2021 at the Township Hall.

12. Adjournment:

Motion was made to adjourn at 7:35 p.m. (Stanley/Williams). All in favor motion carried.

Respectfully submitted,
Dianne Hall, Recording Secretary