

**Powell Township**  
**101 Bensinger Street**  
**Big Bay, MI 49808**  
**Planning Commission – Regular Meeting Minutes**  
**September 15, 2021**  
**Draft**  
**Approved 10/20/2021**

- 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, Stanley, and Williams.  
**Members Absent:** Mohrman and Korstad
- 4. Approval of Agenda:**  
The agenda was modified to eliminate the presentation by Rochelle Dale due to a scheduling conflict. Motion to accept the September 15, 2021 Agenda, as modified, (Williams/Stamley). All in favor motion carried.
- 5. Approval of Minutes:**  
Motion to accept the August 18, 2021 Minutes (Stamley/Williams). 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:**  
Five (5) permits were issued to: (a) Mike Rizzio on August 28, 2021 for the construction of a pole barn; (b) Laura Mohrman on August 28, 2021 for the construction of a porch; (c) Tim Seeke on September 9, 2021 for demolition; (d) Tim Seeke on September 9, 2021 for the construction of a camp; and (e) William Bystrom on September 11, 2021 for the construction of a garage.

**8. Unfinished Business:**

**a. Jason McCarthy Master Plan**

McCarthy advised the Planning Commission via email that: (i) he had incorporated Stanley's revisions into the final draft of the proposed Master Plan; and (ii) no commentary was received from any of the interested municipalities, utilities, railroads or other entities that received a copy of the proposed Master Plan for review.

**9. New Business:**

Moran advised that the Township Board is expected to appoint an additional member to the Planning Commission, to replace Stephenson, at their regular meeting on Tuesday, September 21, 2021.

**10. Board Discussion:**

a. Board discussion followed concerning the content of the notice of the October public hearing. As the list of amendments to the Zoning Ordinance was still being compiled, it was determined that the notice should be limited to adoption of the proposed Master Plan.

b. Stanley initiated discussion concerning the relationship between Art. II, Sec. 202(58), Zoning Ordinance of Powell Township, which defines a Single-Family Dwelling and Art. 11, Sec. 202(107), which defines a Mobile Home and the desirability of explicitly referencing the relationship within the definitions. It was noted that Sec. 202(58) already expressly includes "a mobile home" in the definition of a single-family dwelling.

Board discussion followed concerning the restrictions on single-wide mobile homes, the lack of affordable housing in Powell Township and the impact of zoning restrictions on that situation.

**11. Next Meeting:**

The next meeting will be Wednesday, October 20, 2021 at the Township Hall.

**12. Adjournment:**

Motion was made to adjourn at 7:00 p.m. (Williams/Moran). All in favor motion carried.

Respectfully submitted,  
Dianne Hall, Recording Secretary