

**Powell Township**  
**101 Bensinger Street**  
**Big Bay, MI 49808**  
**Planning Commission – Regular Meeting Minutes**  
**April 20, 2022**  
**Draft**

- 1. Call to Order:**  
Chair, Moran, called the meeting to order at 7:00 p.m. at the Township Hall.
- 2. Pledge of Allegiance:**  
The Pledge of Allegiance was recited.
- 3. Roll Call:**  
**Members Present:** Moran (Chair), Williams (Vice Chair), Hall, Hudson, Korstad, Mohrman and Stanley.  
**Members Absent:** None
- 4. Approval of Agenda:**  
Moran requested that the agenda be modified to include discussion concerning the appointment of a recording secretary under new business. Motion to accept the April 20, 2022 Agenda, as modified (Hall/Stamley). All in favor motion carried.
- 5. Approval of Minutes:**  
Motion to accept the February 16, 2022 Minutes (Mohrman/Moran). All in favor motion carried.
- 6. Public Hearing on Conditional Use Permit and Board Discussion re same.**  
At 7:05 p.m. Moran called the Public Hearing to consider the Conditional Use Permit Application submitted by David Barber to allow a Contractors Storage Yard in the RR-5 (Rural Residential 5) Zoning District at 640 CR KCH. (Remington Rd), Powell Township, being 3.9 acres, more or less.

Dave Barber explained that he is the current owner of the subject property and submitted the application to facilitate a sale to Mike Kantola and Ian Zender who wish to use the property as a contractor's storage yard/shop. Mike Kantola and Ian Zender are the owners of Third Coast Builders, Inc., a

Marquette based general contractor and timber framing company. Kantola and Zender were present at the hearing and answered questions concerning the nature and scope of their intended use of the property. Kantola and Zender stated that they have two full-time employees in addition to themselves. In addition to equipment and material storage, they intend to have a wood working shop and office space in the proposed structure. There will be no heavy equipment, bright lights or unsightly exterior storage on site.

Laura Chapmen, a property owner directly across the street from the subject property, was present and expressed concern about noise from the intended operation but did not otherwise object to the proposed use.

There being no additional public comment, the Public Hearing was adjourned at 7:30 p.m.

Board discussion followed concerning procedural issues including the need to notify the governmental agencies identified in Article IX, Section 902(D) of the application and to solicit their commentary, if any. Moran indicated he would see that the necessary notice was sent out. Additional discussion followed concerning the nature and scope of activities permitted under Article III, Section 312(D)(18). Further consideration of the application will be undertaken at the next regular meeting to afford additional comment by any interested governmental agencies.

**7. Call to the Public: Time for Citizens to be Heard:**

There was no public commentary.

**8. Updates from the Zoning Administrator:**

Three (3) permits were issued since the last update: (1) Mark Bevins on January 19, 2022 for construction of a deck; (2) David Barber for the construction of a contractor's building (pending); and (3) Abraham Turner for construction of a chicken coop.

**9. Unfinished Business:**

No unfinished business was discussed.

**10. New Business:**

a. Zoning Permit Fees. Supervisor Turner asked the Commission to review the schedule of zoning permit fees. At present, advertising costs alone exceed the fee collected for certain permits. Moran offered to meet with the Township Clerk to determine the actual costs incurred in processing the various applications/permits.

Motion to amend the Powell Township Schedule of Zoning Permit Fees to an amount sufficient to cover current processing/advertising costs as determined by the Township Clerk. (Williams/Korstad). All in favor motion carried.

b. Recording Secretary. It was noted that Hall continued to perform the functions of recording secretary, without compensation, after her appointment to the Commission. Motion to appoint a permanent recording secretary. (Hudson/Williams) All in favor motion carried.

**11. Board Discussion:**

No additional board discussion was undertaken.

**12. Next Meeting:**

The next meeting will be Wednesday, May 18, 2022 at 7:00 p.m. at the Township Hall.

**13. Adjournment:**

The meeting was adjourned at 8:15 p.m. (Williams/Korstad). All in favor, motion carried.

Respectfully submitted,  
Dianne Hall