

Powell Township
101 Bensinger Street
Big Bay, MI 49808
Planning Commission – Regular Meeting Minutes
May 17, 2023
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), Gaines, Hall, Hudson and Tull.
Members Absent: Korstad and Mohrman
- 4. Approval of Agenda:**
Moran requested that the agenda be modified to include: (1) a presentation by Michael Springer under public commentary; and (2) discussion regarding the Township’s blight ordinance under new business. Motion to accept the May 17, 2023 Agenda, as modified (Hall/Gaines). All in favor motion carried.
- 5. Approval of Minutes:**
Due to an oversight, the minutes of the February Regular Planning Commission meeting were not available for review and approval.
- 6. Call to the Public: Time for Citizens to be Heard:**
Michael Springer, on behalf of the Powell Township Parks and Recreation Department (“the Department”), gave a presentation concerning the Department’s Spark Grant application.

Springer explained that the Michigan DNR is providing grants for recreation improvements in areas hardest hit by COVID. The Department had requested approximately \$886,000 in Spark funds for improvements to Draver Park. (A rendering/plan of proposed improvements is available for viewing in the Township Hall). During the first round of applications, the

DNR awarded grants in excess of 14 million dollars to twenty-one (21) Michigan communities. While Powell Township's application was not approved, we scored well in the first round. The Department is currently working on a revised, round two application. The application must be submitted by June 26, 2023.

Springer requested that the Planning Commission urge the Township board to approve an additional \$900 per year in funding for maintenance of the improvements which would be constructed with Spark funds, contingent on the approval of the Spark grant. Motion so made (Hall/Moran). All in favor, motion carried.

Springer also requested letters of support from the Township board and Planning Commission to submit with the application.

7. Updates from the Zoning Administrator:

Nine (9) permits were issued since the last update: (1) Gabriel Hansen on March 25, 2023 for construction of a deck; (2) Jerry Weigold on March 25, 2023 for the construction of a garage; (3) Jerry Weigold on March 25, 2023 for construction of a storage building; (4) Bay Cliff on March 20, 2023 for the remodel of the milk house; (5) Handyman on April 28, 2023 for construction of a residence and attached garage; (6) Tim Fifer on April 28, 2023 for construction of a screen porch; (7) John Beacham on April 29, 2023 for a modular home; (8) Hayden Drury on May 15, 2023 for a cabin; and (9) Barry Polzin for construction of a residence.

8. Unfinished Business:

a. Tiny house on Lake Independence. To date, it is unclear whether the owner of the non-conforming, unpermitted tiny house on Lake Independence will comply with the Zoning Administrator's Notice of Violation. Pursuant to the Notice, the owner has until June 1, 2023 to remove the offending structure.

b. No board discussion was undertaken regarding other non-conforming properties.

c. Future Land Use. It was suggested that the Future Land Use Map be amended to address the Zoning Administrator's concern about existing inconsistent zoning. It was noted that in certain areas, there are pockets of zoning that is inconsistent with the surrounding properties. Rather than change the actual zoning, it was suggested that the Future Land Use Map be amended to indicate the Planning Commissions willingness to make those changes if an owner, or perspective owner, were to apply for the zoning change.

9. New Business:

a. Blight Ordinances. Gaines noted the Township has an on-going problem with blighted properties and enforcement concerning same. The existing Blight Ordinance was adopted on June 11, 2002. Gaines is putting together a package containing Blight Ordinances from other communities so that the Planning Commission can review/amend the existing ordinance to provide for a clear, consistent approach to enforcement. Various alternatives, including the formation of an advisory committee, were discussed. Further discussion will be had after Gaines assembles and distributes the materials she has collected.

b. New Member. It was noted that Karl Williams resigned from the Planning Commission. Nancy Gaines was appointed by the Township Board to fill that vacancy.

10. Board Discussion:

No additional board discussion was undertaken.

11. Next Meeting:

The next meeting will be Wednesday, July 19, 2023 at 7:00 p.m. at the Township Hall.

12. Adjournment:

The meeting was adjourned at 8:10 p.m. (Hall/Tull). All in favor, motion carried.

Respectfully submitted,
Dianne Hall

