

**BURT TOWNSHIP
PLANNING COMMISSION**

Minutes

November 11, 2021

Burt Township Hall

The Burt Township Planning Commission was called to order by Chair Jay Jontz on November 11, 2021, at 7:00 p.m at the Burt Township Hall.

TOWNSHIP HALL ATTENDEES: Jay Jontz, Gene Hodulik, Paul Janness, Allen Kozlowski (on the phone), absent Matt Landon

ALSO ATTENDING IN PERSON: Jake Myers, of Beckett and Raeder, Jim Larson, Harold Koviak, and Carolyn Hodulik, Recording Secretary

PLEDGE OF ALLEGIANCE led by Jay Jontz

DECLARATION OF ANY CONFLICT OF INTEREST : none

APPROVAL OF SEPTEMBER MINUTES:

MOTION: Moved by Hodulik, supported by Janness to approve the September 9, 2021, minutes with changing a sentence in Section 1, Article II to read, "Agreement was again reached that pole barns as a principle use in the waterfront residential district are prohibited" and the words "with living space eliminated."

Also, add Matt Landon to the September 9, 2021, Planning Commission meeting as a township hall attendee.

MOTION APPROVED

REPORTS

Township Board Representative – Hodulik

1. The fire agreement with Mullett Township was signed on October 11.
2. Phase III of the Burt Lake Trail was completed on October 18 making 11.3 miles of continuous trail from Maple Bay Road to Topinabee Mail Route Road.
3. Very little progress with EGLE regarding the Corner Store. Koviak received an estimate of approximately \$36,000 to develop the property owned by the township as a trailhead. Would like to trade that property with the Corner Store for the trailhead. EGLE moved the date of June, 2022, to begin the work of razing the store and digging the hole.

4. A meeting with the Cheboygan County Road Commission was held regarding 2022 road repair and/or construction. A renewal road levy for the entire county will be on next year's ballot.

Zoning Board of Appeals Report Representative- Jontz

A 5 foot south side setback was granted to Bryce Turner as well as a 9 foot north side setback to Sharon Eby. It was found that Philip Johnson did not need a variance, and he was refunded the zoning permit money.

ZONING ADMINISTRATOR – Jim Larson

Zoning requests have slowed down with a few pending. Last year was the busiest on record, and this year thus far has superseded that.

PLANNING CONSULTANT-Jake Myers of Beckett and Raeder

Jake has been watching the short term rental bill which lifts local control. It has passed the House and was introduced into the Senate this week. The outcome could come by the end of the year. MTA does not support the bill nor do municipalities permitting short term rentals in all zones without a permit. Passage of the bill will greatly affect home prices as well as adjacent property owners.

OLD BUSINESS:

ACCESSORY BUILDINGS AS PRINCIPAL USE ZONING AMENDMENT

Cheboygan County Department of Planning & Zoning reviewed the amendments and had no concerns.

Discussion of the following definition led to change in definition, striking out "walls separating 2 buildings" replaced with "common interior wall(s) so reads now, "The sum of the horizontal areas of each story of a residential structure, or portion of a structure intended for residential use, measured from the exterior faces of the exterior walls, or from the centerline of common interior wall(s)."

MOTION: Moved by Janness and supported by Kozlowski to send ordinance changes for accessory buildings to the Burt Township Board for approval with the definition change.

MOTION APPROVED

HIGH SPEED INTERNET – Kozlowski

Checking with Spectrum but receiving no return calls so there has been no progress.

Update regarding the internet is on the township website under "Services."

MILLAGE SURVEY – Discussions led to the following plan:

Hodulik will provide additional information to preface the survey questions for fire and roads. Internet questions have been eliminated. Fire data from Pellston Fire Department needed for west side of township. Survey must be ready to go for the January planning meeting for final discussion and revision,

with the mailing to all property owners to take place in January. Results of survey will assist the township with requests to increase millage for fire and/or roads.

NEW BUSINESS:

Discussion of sheds, 200 sq. ft. or less, do not need a permit but must adhere to zoning setbacks which are too restrictive. The conclusion was to remove the language of setbacks for sheds which will be revised at January's meeting.

BRAINSTORM – how to make this a better township?

High speed internet..

PLANING COMMISSION COMMENTS – Jontz thanked Hodulik for all his work on the trail and fire contract with Mullett Township.

PUBLIC COMMENTS – none

MOTION TO ADJOURN – motion by Hodulik, supported by Janness at 8:01 p.m.

NEXT MEETING – January 13, 2021, at 7:00 p.m. at the Burt Township Hall

Respectfully submitted,

Carolyn Hodulik, Recording Secretary