

BURT TOWNSHIP

PLANNING COMMISSION

Minutes

May 10, 2021

Burt Township Hall

The Burt Township Planning Commission was called to order by Chair Jay Jontz on May 10, 2021, at 7:00 p.m at the Burt Township Hall.

TOWNSHIP HALL ATTENDEES: Jay Jontz, Allen Kozlowski, Gene Hodulik, Paul Janness, Matt Landon

ALSO ATTENDING IN PERSON: Katie Parker, Jim Larson, Harold Koviak and Carolyn Hodulik, Recording Secretary

ATTENDING VIA TELEPHONE: Jake Myers of Beckett and Raeder

PLEDGE OF ALLEGIANCE led by Jay Jontz

DECLARATION OF ANY CONFLICT OF INTEREST - None

MINUTES: March 11, 2021 Minutes

MOTION: Moved by Landon, supported by Janness to approve the March 11,2021 minutes as presented.

MOTION APPROVED

REPORTS

Township Board Representative - Hodulik

- 1) Continue to discuss possible fire contract services with Mullett Township for the east side of the township.
- 2) Presentation by EGLE (state EPA)/contractor regarding their plan to resolve the contamination site at the Corner Store property located on the east side of the township. Plan is to start in March 2022 and involve removing ground and water to a depth of 35 feet. Discussions were positive regarding "trading" the Corner Store land for the township lot on Crump Road for Renee Kinney to live, and use the corner lot as a trail head.
- 3) Underground electrical power will be installed at the township hall within the next 6 weeks, upgrading the very old wires attached to the peak of the building.
- 4) Trail Phase III MDOT RFP requests will be May 14 followed by bid letting on June 4, which can lead to construction this summer.

- 5) Paving of West Numbers from Eagles Nest Road toward the lake (west) will be later this summer as well as Tar and Chip of Eagles Nest and Numbers Roads.
- 6) Brining of dirt roads will be the last week of June.

Zoning Board of Appeals Report Representative- Jay Jontz

Meeting was held at the Township Hall and went much better than by phone. There were 3 appeals, 2 for new homes on lots 40 and 41 on Festival Lane (Hemmings and Rudko) and one for an expansion of a secondary accessory building on Sturgeon Bay Road (Hagarty.). Next meeting May 28 ,7 pm, township Hall.

ZONING ADMINISTRATOR – Jim Larson— Three variances on the agenda for the Friday, May 28 ZBA meeting. Zoning needs a more accurate definition of fire pit and that it must be a 25 foot distance from the ordinary high water mark.

PLANNING CONSULTANT-Jake Myers of Beckett and Raeder. He is our new representative to assist with zoning ordinances. Requested that he come to the next Planning meeting.

OLD BUSINESS

HIGH SPEED INTERNET – Kozlowski

Kozlowski reported that we need answers first before we can proceed with a possible Aspen or Cherry Capital installation throughout the township using the Merit Connection near U of M Biological Station. There has been no progress from Spectrum/Charter out of Petoskey regarding a proposal from local Spectrum/Charter to headquarters to provide high speed internet to the west side of Burt Township. No further information has come forward yet regarding a plan for Spectrum/Charter extending north from Indian River along Eagles Nest Road to Sturgeon Bay Road into the Cedar Point area., or the possibility of it coming south from the Douglas Lake area. PIEG has received a 11 million dollar grant to provide high speed internet in their existing utility customer base, but has not developed a plan of execution regarding the coverage in the south and east portion of Burt Township. Cheboygan County survey has identified portions of the county needing high speed internet. Exactly where the county is on this project must be investigated and is Burt Township part of the plan. Jim Larson gave a short update regarding the Elan Musk satellite system, “Starlink,” for high speed internet and “TV”.

ACCESSORY BUILDING AS A PRINCIPAL USE/LOT SIZE AMENDMENT

Lengthy discussions led to making numerous changes and elimination of categories for all the zoning districts within the township. The updates will be made by Jake Myers and sent to Jay Jontz who will distribute the new versions to the Planning Commission members to be sure the changes are as discussed. Major changes include: Waterfront Residential-Max lot coverage to 30% and keep footnotes “a and b” with new definition for “a” for all districts. Simplify the building footprint square feet sizes, eliminate All Floors Max Sq Feet in the tables, and define what 800 square feet of living area must contain.

NEW BUSINESS

Discussion regarding **livable floor area/accessory buildings for residential use amendment** led to using the definitions created by Ruben Shell (Dwelling, Single Family and Dwelling Unit) and incorporate them into the Zoning Ordinance Definitions Section. This will provide definitive information for the waterfront district where applicants seek to build a pole barn with living space including a bedroom and bathroom and define it as a single family dwelling unit. Definitions of livable floor area and dwelling unit, with additional sentence defining that the unit must contain 800 sq. ft. of livable floor area, can prevent an accessory building as the principal use. Agreement was again reached that pole barns with living space in the waterfront residential district are prohibited.

NEW BUSINESS

ELECTION OF OFFICERS FOR 2021—Motion by Kozlowski to nominate Jay Jontz as Chairman and Paul Janness as Vice-Chairman and was seconded by Hodulik .

MOTION PASSED.

DEFINE FIREPITS. DUE to the length of the meeting, this definition was tabled until next meeting and Jake Myers was asked to research some other zoning ordinances for possible township definitions of fire pits with seating areas.

BRAINSTORMING – Nothing.

PLANNING COMMISION COMMENTS. Discuss once again the OHWM for lakefront measurement and rear lot measurement to the road edge (not ROW), to put into the definitions.

PUBLIC COMMENT - None

Next meeting is Thursday, July 8, 2021, at 7:00 p.m. at Burt Township Hall.

Meeting Adjourned, Motion by Hodulik and supported by Janness at 8:50 p.m. Motion carried.

Respectfully submitted,

Carolyn Hodulik, Recording Secretary