

BURT TOWNSHIP

PLANNING COMMISSION

Minutes

July 8, 2021

Burt Township Hall

The Burt Township Planning Commission was called to order by Chair Jay Jontz on July 8, 2021, at 7:00 p.m at the Burt Township Hall.

TOWNSHIP HALL ATTENDEES: Jay Jontz, Allen Kozlowski, Gene Hodulik, Paul Janness, Jake Myers of Beckett and Raeder

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

PLEDGE OF ALLEGIANCE led by Jay Jontz

DECLARATION OF ANY CONFLICT OF INTEREST - None

MINUTES: May 13, 2021 Minutes

MOTION: Moved by Hodulik, supported by Janness to approve the May 13, 2021, minutes as presented.

MOTION APPROVED

REPORTS

Township Board Representative – Hodulik

1. Big Dump Day June 19 was a success with over 150 tires, 4 ½ garbage trucks with crushed loads, and 1 load of metal.
2. At the MTA meeting, the County Sheriff volunteered to deal with blight issues using a standardized procedure developed by the townships.
3. Talks between the township and EGLE regarding the Corner Store are ongoing. The township has asked for documentation for the first two phases of the environmental study and for the township to be held harmless financially if more work needs to be done in the future.
4. Talks for fire protection for the east side of Burt Lake continue with Mullett Township who are asking for 1.5 mils. The trustees from both townships are meeting again to discuss the issue. Right now, we are at a ½ mil and will be taking a survey of the Burt Township taxpayers for their input. Current negotiations with Mullett are for 1 mil. If that fails, then Pellston could be the answer.
5. Preconstruction meeting for phase III of the trail was held on June 30. Construction will begin on August 2 and should take approximately 60 work days which be completed in early October.

When completed, there will be 11 ½ miles of continuous trail from the west side at Maple Bay to the east side at the Corner Store.

Zoning Board of Appeals Report Representative- Jay Jontz

There were three applications for the meeting on May 28; two were approved and one was tabled . See details May 28 ZBA minutes.

ZONING ADMINISTRATOR – Jim Larson

It's been a busy year with many requests despite lack of builders and the high price of lumber.

PLANNING CONSULTANT-Jake Myers of Beckett and Raeder

Jake is our new planning consultant and is now settled in Petoskey and said he's all over the place from Antrim County to Emmet and Cheboygan Counties. He said that housing bills have been passed by the state senate. Two other bills coming up involve short term rentals and gravel & mining. These two bills would take control away from townships.

OLD BUSINESS

HIGH SPEED INTERNET – Kozlowski

Spectrum installation on west side of lake is looking doubtful at this time. PIEG on east side is creating a plan to install high speed internet above ground for their customers. Aspen and Cherry Capital require 400 residents to make the cost justifiable. Starlink is a viable option and their installations are growing in our township. Additional information was included with the summer tax letter.

LIVABLE FLOOR AREA/ACCESSORY BUILDING AS A PRINCIPAL USE/LOT SIZE AMENDMENT

Burt Township's new ordinance of 2021 amended definitions of Section 1, amendment of Article II. Definitions include single family dwelling, dwelling unit, livable floor area, impervious surface, and lot coverage. These definitions will provide definitive information for the waterfront district where applicants may 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 coupled with a required minimum of 800 square feet of livable floor area will prevent an accessory building as the principal use. Agreement was again reached with living space in the waterfront residential district are prohibited.

MOTION by Hodulik, supported by Kozlowski to accept definitions as revised with impervious surface definition, removing the word "or" twice and replacing them with commas, to be sent to township board for final approval.

MOTION APPROVED

Discussions and decisions were made regarding lot sizes, impervious surface coverage, setbacks, and accessory building maximum square footage for each zoning district. New tables were developed for this ease of use. A motion was passed to have a public hearing before next planning meeting.

MOTION by Hodulik, supported by Janness for a public hearing on accessory building sizes at 6:45 before next planning meeting on September 9, 2021.

MOTION APPROVED

NEW BUSINESS:

FIRE PIT DEFINITION AMENDMENT – under section 6.04.3, Additional Permitted Accessory Structures, the definition of fire pit defined as a dugout or depressed area in the land, lower than ground level, in which wood or wood by products are burned.

MOTION by Kozlowski, supported by Janness, to add to the public hearing the fire pit ordinance before the September 9, 2021, planning meeting.

MOTION APPROVED

BRAINSTORM – how to make this a better township?

High Speed Internet.

PLANING COMMISSION COMMENTS – cut weeds/grass at public accesses.

PUBLIC COMMENTS – Afton stone on the Mundt Road public access.

MOTION TO ADJOURN – motion by Kozlowski, supported by Janness at 8:37 p.m.

NEXT MEETING - 6:45 public hearing followed by planning meeting September 9, 2021, at the Burt Township Hall.

Respectfully submitted,

Carolyn Hodulik, Recording Secretary