

BURT TOWNSHIP

PLANNING COMMISSION

PUBLIC HEARING

SEPTEMBER 9, 2021

866-678-6823 CODE – 7861936#

The Burt Township public hearing was called to order by chair Jay Jontz via teleconference on September 9, 2021, at 6:45 p.m.

ATTENDANCE at township hall: Gene Hodulik, Paul Janness, and Matt Landon. Also attending were Jake Myers, Harold Koviak, Jim Larson, Katie Parker, and Carolyn Hodulik/Recording Secretary. Excused was Allen Kozlowski, commission member.

MOTION TO OPEN PUBLIC HEARING: Landon made the motion, supported by Janness. Motion carried.

The public hearing was to take comments on the following amendments to the Burt Township Zoning Ordinance:

Accessory Building With Principal Use Amendment

Amendment of Article II, Section I

Amendment of Article II, Section I: Schedule of regulations and definitions is hereby amended as follows:

Dwelling units: must contain at least 800 square feet of livable floor area as defined in this ordinance.

Floor Area, Livable: 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 walls separating two buildings.

Impervious Surface: Any surface or structure incapable of or highly resistant to penetration by water including but not limited to buildings or structures, roofs of any type, concrete, asphalt, or bituminous paving, compacted gravel, flagstone or brick patios, decks, and driveways.

Lot Coverage: The part or percent of the lot occupied by buildings or structures, including accessory buildings or structures and all impervious surfaces. The maximum lot coverage provisions in this ordinance shall exclude any impervious area directly associated with a public trail that crosses a property and connects to a larger trail system.

Amendment to Article III: Zoning Districts and Maps, Section 3.02.3 – 3.08.3. Schedule of regulations is hereby amended as follows: minimum floor area for primary dwelling, setbacks, lot coverage, number

of accessory buildings and their maximum square footage as well as lot size for each zoning district. One amendment to footnote (a) was to remove the word “boulders.”

Fire Pit Definition Amendment

Amendment of Article VI, Section 6.04.3: Additional Permitted Accessory Structures : Fire Pits

Waterfront and non-waterfront lot: Additional definition of a fire pit area: as dug out or depressed area in the land, lower than ground level, in which wood or wood byproducts, natural gas, or propane are burned with surround area, shall be permitted in any non-waterfront residential district in compliance with required district setbacks. The fire pit shall not exceed fourteen (14) square feet. The pit shall not exceed a height of one (1) foot above the low point of natural grade. Any around area exceeding two hundred (200) square feet shall require a zoning permit from Burt Township. All other regulations for fire pits still apply.

There was no public comment regarding changes.

MOTION made by Hodulik to remove “boulders” from footnote (a), section 3.02.3 -3.08.3, and supported by Landon. Motion carried.

MOTION to accept fire pit definition changes made by Landon, supported by Hodulik, motion carried.

No further discussion.

The zoning amendments will be sent to Cheboygan County Planning by Jake Myers for comments before going to the Burt Township Board for approval.

MOTION TO CLOSE PUBLIC HEARING by Landon, supported by Janness. Motion carried.

Public meeting adjourned at 7:00.

Carolyn Hodulik
Recording Secretary