

**BURT TOWNSHIP
PLANNING COMMISSION**

(MINUTES BY KATIE PARKER, SUBSTITUTING FOR RECORDING SECRETARY, CAROLYN HODULIK)

NOVEMBER 12, 2020

866-678-6823 code – 7861936

The Burt Township Planning Commission was called to order by Chair Jay Jontz via teleconference at 7 pm on November 12, 2020.

ATTENDANCE AT THE TOWNSHIP HALL: Allen Kozlowski, Paul Janness, Matt Landon, Katie Parker

ALSO ATTENDING VIA TELECONFERENCE: Harold Koviak, Jay Jontz, Jim Larson, Ruben Shell

Pledge of Allegiance

Declaration of Conflict of Interest on the Agenda – None

Motion by Landon, supported by Janness, to approve Minutes of September 10, 2020 Planning Commission Public Hearing.

Motion Approved

Motion by Janness, supported by Landon, to approve Minutes of September 10, 2020 Planning Commission meeting.

Motion Approved

REPORTS

Township Board - Koviak and Parker

1. Election update – 539 total votes with 314 absentee and 225 in person
2. Board approved amendment to Zoning Ordinance: Article VI: General Provisions, Section 6.02 – 4 Construction or reconstruction of buildings and/ or structures on an existing non-conforming lot of record may be allowed with a zoning permit so long as other applicable standards of the zoning district in which the lot is located, including building coverage, height and setbacks are met.
3. Township Tax Fall Newsletter is ready for the printer and will be mailed out soon.
4. Koviak and Hodulik met with Brent Shenk, Cheboygan County Road Commission, and finalized the Burt Township Road Plan for 2021.

Zoning Board of Appeals – Jontz

Four variances were approved at the September 18 meeting.

Landon said he has no issue with the large pole barn proposed for the property across the road from his house on Crump Rd.

Zoning Administrator – Larson

It's been hectic as people try to finish projects before winter. There are three variance requests to be heard at next ZBA meeting, November 20 at 2:00 pm.

OLD BUSINESS

A. Discussion of draft zoning amendment re. accessory structures (Section 3.09). Ruben Shell emailed two different versions to Planning Commission members today. One issue relates to proposed reduction in lot size from two acres to one acre, for a 1200 sq. foot structure as principal use. **All setbacks to remain the same.** Other proposed dimensional changes: 1800 sq. ft – 2400 sq. ft allowable on two to five acre parcel, and 3200 sq. ft or greater on parcels of five acres or more. The aim of the proposed amendment is to reduce the number of variance requests.

The proposed amendment to ordinance regulating accessory structures as principal use requires a public hearing.

Motion: Moved by Jontz, supported by Landon to schedule the public hearing for proposed zoning amendment at 6:45 on January 14. The regular Planning Commission meeting will start immediately after the hearing concludes.

Larson: if max size is limited to 2400 sq. ft, on two to five acres, people will want 3600 sq. ft. Jontz: Many residents have five acres or more and will ask for max size plus two stories. Why not allow it, maximize space under one roof and minimize area of impervious surface? Landon: All setbacks will remain the same regardless of structure or lot size. Jontz: Perhaps strike max building size, while leaving setbacks the same. Larson: If no limit, then leave blank the column on structure size?

Koviak: When publishing the proposed ordinance change, name change for new township clerk, Christy Kozlowski.

B. Allen Kozlowski reviewed progress of high speed internet feasibility RFP. There have been two applicants, Cherry Capital and GEO Partners LLC. The latter applicant is not local and cannot inspect in person, but is interested in submitting a proposal. Their cost estimate is \$3600, using their own proprietary software and intellectual property.

Parallel to Burt Township efforts, Cheboygan County Economic Development Corporation has initiated partnership with Connected Nation, to build out high speed internet county-wide. EDC has sent out a press release and an online survey to townships, assessing current status of internet. Kozlowski has posted the survey link on Burt Lake Buddies, Facebook, etc. **Add BLPA News blast.**

Internet access at the Township Hall is to be upgraded on Friday, Nov.13, replacing Gen I with Hughes Net Gen III.

Larson has installed StarLink equipment at his residence, with download speed of 136 mg/ sec. Latency speed under 30 mg/ sec.

C. Ruben: Beckett and Rader is reformatting the zoning ordinance, noting in the text when amendments were made. They are using a spreadsheet sent by clerk Christy, as to when changes were made, starting in 1976. Major reformat of Article 3.09 Schedule of Regulations re. setbacks, structure dimensions, and everything else. Larson: this will help in response to people claiming their projects “were grandfathered”.

NEW BUSINESS

Kozlowski: Short term rentals are an issue for some. He has received complaints about, mostly about noise. Landon: Why can't the police be called if there is a noise issue? Parker: Tuscarora and Burt both called attention to this problem at October BLPA meeting. The complaints all relate to absentee and irresponsible property owners who don't have rules for renters or don't spell them out. This is not a new problem, and is being debated at both Cheboygan County and Michigan legislature levels.

BRAINSTORM - Internet expansion is the most important issue for Burt Township.

Public Comment - None

Motion:

Kozlowski moved to adopt published Planning Commission meeting dates for 2021, supported by Landon.

Motion: Landon moved the meeting be adjourned at 8:14, supported by Janness.

Katie Parker, substituting for Carolyn Hodulik, Recording Secretary