

**BURT TOWNSHIP
PLANNING COMMISSION**

**Minutes
May 14, 2020**

The Burt Township Planning Commission was called to order by Chair Jay Jontz on May 14, 2020 at 7:03 pm via teleconference.

Members Present: Jay Jontz, Gene Hodulik, Paul Janness, Matt Landon, Allen Kozlowski

Absent: None

Also Attending: Harold Koviak, Jim Larson, Ruben Shell, Katie Parker

Declaration of Any Conflict of Interest on the Agenda – None

Minutes – March 12, 2020 Public Hearing on the 2020 Master Plan

MOTION: Moved by Landon, supported by Janness to approve the minutes of the March 12, 2020 Public Hearing on the 2020 Master Plan as presented.

MOTION APPROVED

Minutes – March 12, 2020 Planning Commission Minutes

MOTION: Moved by Kozlowski supported by Landon to approve the minutes of the March 12, 2020 Planning Commission minutes with the following correction: “Due to a *policy* established by Beckett & Raeder, Ruben Schell did not attend the meeting to discuss storage sheds and setbacks.” Change to read: “Due to a *scheduling conflict*, Ruben Schell did not attend the meeting to discuss storage sheds and setbacks.”

MOTION APPROVED

Reports:

A. Township Board Representative – Hodulik

1. The Board approved a contract extension with OHM to complete Phase II of the Burt Lake Trail
2. The Board approved a contract with Huron Engineering of Alpena for Phase III of the Trail
3. The Board approved a contract with OHM for the boat launch on Mullett-Burt Road
4. The Board approved resolutions for Cherry Capital Communications and Aspen Wireless for high-speed internet access in Burt Township
5. The Board approved the 2020-2021 budget
6. Spring Clean Up day is June 20th at the East Side Transfer Station

B. Zoning Board Appeals Representative – Jontz

The next meeting is May 22, 2020 at 7:00 via teleconference. One appeal is on the agenda:

James and Patricia Thoms, 4226 Oak Tree Circle, Rochester Hills, MI 48306

Request a variance for 6459 W Numbers Road, Indian River MI 49749 (parcel #120-025-402-020-00) regarding Article 6.04.01 to build an accessory building 40’ x 64’ which is 760 square feet larger than the allowed 1800 square feet.

C. Zoning Administrator – Larson

More permits have been issued than at this time last year.

OLD BUSINESS

A. Non-Conforming Lots Language – Shell

Shell prepared a memo and sample ordinance for review. Currently, residents with non-conforming lots need dimensional variances for the lots to be buildable. Larson said that if it is a non-conforming lot of legal record and all setbacks can be met even if the lot is smaller, it should be considered buildable and not need a variance.

It was agreed that the definition is good, but parts of the ordinance needed to be reworked.

#5 – add: from the ZBA for approval

#6 – Larson objected with this section – Schell will rework this

#4 and #7 – remove #4 and #7 in the current ordinance

B. Accessory Structures – Schell

The current lot size for accessory structures as principal use is 2 acres. The ZBA has been issuing variances for these as the setbacks were changed two years ago so now they fit on a one-acre parcel.

Discussion:

Maps – all parcels that would be affected by the change - approximately 60 parcels in the Light Industrial, General Residential and Rural Residential districts.

Larson said more splits would make more lots that would be affected.

Shell will write an ordinance for the July meeting changing the requirement for an accessory building as a principal use from two acres to one acre.

C. High Speed Internet – Kozlowski

A meeting was held with Merit, who owns the fiber cable along Riggsville Road. They are a “provider” who works with townships, schools, etc. They recommended Aspen Wireless who works with schools. At the meeting with Aspen, they said they could run and operate it but the township receives a revenue stream, or the township could be a private ISP, or Aspen could own and run it and the township subscribes to the services. It was agreed that the last option would suit the township best.

Koviak said Benton and Grant townships use Cherry Capital, and he will get reviews from them.

Kozlowski said he will contact Aspen and let them know the township is interested and work with them to put a proposal together for review.

NEW BUSINESS

Zoning Ordinance

The Zoning Ordinance needs the zoning amendment to have an identifier for section 3 or 6 to refer to each other for readability.

Section 6.24 requires linking with 3.09 Schedule of Regulations and footnotes. No amendment changes are needed but a line needs to be added to tie this together, so they do not have to look in multiple places in the ordinance. No Public Hearing is needed to do this. Shell will work on this as well as reformatting the ordinance to make it easier to update.

Brainstorming

None

PLANNING COMMISSION COMMENTS – None

Shell – The Master Plan is complete and on-line in shared cloud space.

Kozlowski – Gary Street wants to circulate a petition for an ordinance to keep people from parking on the trail.

Janness – A neighbor wants to build a shed 10 ft from his house – committee said 20 ft is required. Janness will let him know.

PUBLIC COMMENT – None

Next meeting: July 9, 2020 – 7:00 pm

MOTION: Moved by Landon, supported by Janness to adjourn.

MOTION APPROVED

Adjourned at 8:37 PM

Respectfully submitted,

Donna McDougall, Recording Secretary/Clerk