

BURT TOWNSHIP

PLANNING COMMISSION

Minutes

March 11, 2021 14, 2021

Burt Township Hall

The Burt Township Planning Commission was called to order by Chair Jay Jontz on March 11, 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 and Carolyn Hodulik, Recording Secretary

ATTENDING VIA TELECONFERENCE: Jim Larson, Harold Koviak, and RubenShell

PLEDGE OF ALLEGIANCE led by Jay Jontz

DECLARATION OF ANY CONFLICT OF INTEREST - None

MINUTES: January 14, 2021 Public Hearing Minutes and regular meeting minutes

MOTION: Moved by Landon, supported by Janness to approve the public hearing minutes and regular meeting minutes of Planning Commission as presented.

MOTION APPROVED

REPORTS

Township Board Representative - Hodulik

- 1) Audit completed by Nieland & Kosanke approved by the board for year ending 3/31/31.
- 2) Budget approved for 2021-22 beginning April 1.
- 3) Assessor resolution for poverty exemption approved
- 4) Board of Review held March 8 & 9, a total of 5 people attended.
- 5) Township Hall entrance completed except for external bulletin board.
- 6) Discussed new fire contract with Mullett Township.
- 7) Eagles Nest and W. Numbers Road will be tar and chipped this summer and a portion of W. Numbers Road from Eagles Nest going toward the lake will be paved. Crushed rock will be added on Mundt Road to the boat launch.
- 8) Phase II construction of trail paid off. Phase III U of M easement target date by end of month.
- 9) Koviak has been elected MTA Secretary for 2021.

Zoning Board of Appeals Report Representative – Koviak

Meeting by phone on 2/26/21. There were 5 appeals, 3 for new homes on West Burt Lake Road, Peace Trail, Nippissing Trail, and one deck expansion on West Burt Lake Road, and a 5th appeal tabled until next month.

- 1) Archer & Noel, West Burt Lake Road, tear down old cottage and garage, and build new home with same footprint for garage.
- 2) Holdens, Nippissing Trail, tear down old cottage to build a new home
- 3) Clark & Cynthia Bay, Peace Trail, constructing a new home on vacant lot
- 4) Roberts, West Burt Lake Road, extension of current deck toward waterfront
- 5) Hemmings, Festival Lane, tabled until April 16 meeting for owners to resize usage of lot to contain a home

ZONING ADMINISTRATOR – Jim Larson—“It’s been busy!”

.OLD BUSINESS

HIGH SPEED INTERNET – Kozlowski

Kozlowski reported that we need a grassroots commitment from at least 400 home owners to commit to high speed internet using either Aspen or Cherry Capital Communication as a provider using the Merit Connection near U of M Biological Station. However, recent contact with Spectrum/Charter out of Petoskey has led to a proposal from local Spectrum/Charter to headquarters to provide high speed internet to the west side of Burt Township. An answer could be coming as early as mid-April. Further discussions led to a plan for Spectrum/Charter extending north from Indian River along Sturgeon Bay Road into Cedar Point area. PIEG has received a multi-million dollar grant to provide high speed internet in their existing utility customer base. Kozlowski will contact PIEG regarding their plans and possible coverage in the south and east portion of Burt Township. Cheboygan County survey has identified portions of the county needing high speed internet. Further information is needed for possible access to Burt Township.

ACCESSORY BUILDING AS A PRINCIPAL USE/LOT SIZE AMENDMENT

Discussions led to the following: make the following change for waterfront residential and mixed residential districts----the maximum lot coverage change to 30% for structures plus other surfaces, which makes it simple compared to 20% for structures and 10% for other impervious surfaces. Define impervious surfaces in greater detail. Shell will make changes for next meeting approval.

NEW BUSINESS

Livable floor area/accessory buildings for residential use amendment ideas –a possible problem affects 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. A consensus by the board was not to allow pole barns with

living space in the waterfront residential district. Everyone is to study and bring ideas on this topic to the next meeting.

Review waterfront lot illustration – discussion led to accepting the drawing to clarify the Ordinary High Water Mark of 594.5’ elevation as the waterfront lot line and the rear lot line to the edge of the road. Drawing will be added to the zoning document for clarification of waterfront and rear lot lines.

BRAINSTORMING - Kozlowski recommended getting Zoom for anyone who cannot attend a meeting in person at the township hall. He volunteered to set it up for Planning & Zoning. Shell also volunteered to use their company’s account for Zoom meetings involving the Planning and Zoning Commission.

PLANNING COMMISION COMMENTS – Hodulik recommends defining fire pit for next meeting as a “hole in the ground and burns wood” not an above ground, removable object.

PUBLIC COMMENT - None

Next meeting is Monday, May 10, 2021, at 7:00 p.m. at Burt Township Hall or remotely.

Meeting Adjourned, motion by Kozlowski and supported by Landon at 8:04 p.m. Motion carried.

Respectfully submitted,

Carolyn Hodulik, Recording Secretary