

ELY TOWNSHIP
Planning Commission
August 8, 2022 – 6:30pm
Meeting Taped and In-Person

CALL TO ORDER

Chair Kennedy called the meeting to order at 6:30pm.

ROLL CALL

Randy Ruppel, Steven Bertucci Jr. and Dustin Kennedy - Present. Also, present Leah Dompierre, Recording Secretary and Erin Bertucci, Zoning Administrator. Aaron Carr – Absent.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was in order.

APPROVAL OF PREVIOUS MINUTES

Motion was made by Ruppel to approve the minutes from the July 11, 2022 meeting. Seconded by Bertucci Jr. Ayes - 3, Nays - 0, Absent - 1. Motion passed.

COMMUNICATIONS/CORRESPONDENCE

None

APPROVAL OF AGENDA

Bertucci Jr. made a motion to approve, with support from Ruppel. Ayes - 3, Nays - 0, Absent - 1. Motion carried.

PUBLIC COMMENT

None

OLD BUSINESS

- A. Master Plan Discussion – Master Plan is all digitally done. Ruppel & Bertucci Jr. each received copies with notes from 2014 to review and edit. Census information will be looked up for updated demographics needed. Maps will be updated and uploaded to be made available online. Will be worked on throughout winter with aim to have Master Plan ready by 2024.

- B. The corridor meeting minutes were discussed.

NEW BUSINESS

- A. Review of Anderson Property – owners would like to split and give 5 of their 80 acres to daughter. Currently zoned as Timber Production, owner's home was grandfathered in, cannot be used for conditional use for new home. Land division for 5 acres cannot be Timber Production. Discussion whether to be re-zoned as R-2 or R-5, then owner would just need a permit. Bertucci mentioned the future land use map shows area as residential, could ask to re-zone full 80 acres as residential to reflect future use, instead of just the 5 acres. Dependent on Assessor Bovan's split approval and owner's preference. Potential for public hearing to re-zone.
- B. Review of Quinnell Property – 31.7 acres zoned as Timber Production limiting what they can do; initially wanting to rezone to rebuild a home. Now changed and want rezoned for resource production; plans for gravel pit, campground, ball field, trails, purchase of adjoining parcel, and a single-family home. Bertucci stated that if resource production, rule states it needs 20 acres per use. Kennedy questioned the amount of acres required for each use in relation to the 31.7 acres wanting to be re-zoned. Bertucci stated if wanting to apply for permits, owners would have to separate onto other lots. Concerns for future if property becomes commercial and is then in middle of residential area. Continued development at site and hauling of material without permit. Were given cease & desist in May by Zoning Administrator VanLuven, stopped, then started once Bertucci took over. Kennedy suggested letter via certified mail that inquiries have been made and next steps. Per DNR officer, EGLE has open investigation, have photos from survey done with EGLE authority. Attorney has conflict of interest. Emailed county to inquire if they want to do traffic study, which they will. County also suggested an Ordinance could be passed for weight restrictions on any "C"-named road. Bertucci Jr. expressed concern as this would limit what other residents on road would be able to haul.

ZONING ADMINISTRATORS REPORT

Zoning Administrator Bertucci discussed all new approved zoning permits.

On-going: Quinnell Property discussed in new business.

Complaints:

- Doug LeBeau property at 6 Lawer Drive. No action and no response from two letters sent. Waiting on attorney for advice on citation; property owned by husband and wife.
- John and Jennifer Peterson at 1537 Little Perch Lake. Inquiry letter sent in regards to construction without permit. No site visit but will schedule a visit with Poirier with Sue for training.

Co Rd CD lots – 2 inquiries:

- Lot 3 owners currently in Europe, have never seen property, but asked about Yurt, possible Airbnb, and outhouse. Conferred with Paul Knox on Yurt, stated in order to be approved by County, they can be made so it qualifies as single-family home, but difficult and expensive. Bertucci stated she is advising owners to build a home instead.
- Lot 2 plan to build tiny home by October. Aware of 600 square feet requirement, zoned R-2. Bertucci stated due to building code, tiny home cannot be built in Wisconsin and brought to Michigan, as owners intended.

Continuing solar classes thru MSU Extension. CUPPA planning class on Land Bank and Brownfield information, for anyone interested. Could be helpful for future cleanup of any property township may acquire.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned by Kennedy at 7:05pm.

Respectfully submitted,
Leah Dompierre, Recording Secretary