

ELY TOWNSHIP
Planning Commission
August 14, 2023 – 6:30pm
Meeting Taped and In-Person

CALL TO ORDER

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

ROLL CALL

Aaron Carr, Steve Bertucci Jr., Michael Anderson, and Randy Ruppel – Present. Also present Leah Dompierre, Recording Secretary and Erin Bertucci, Zoning Administrator.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was in order.

APPROVAL OF PREVIOUS MINUTES

Motion was made by Bertucci Jr. to approve the minutes from the June 12, 2023 meeting. Seconded by Carr. Ayes - 4, Nays - 0. Motion passed.

COMMUNICATIONS/CORRESPONDENCE

The Township Hall Park is receiving a Communication Board as a donation from Project Jade. It will be installed along the fence at the park. Grant opportunity from GameTime playground company, a brochure has been requested for review at the next meeting. Response was received from the Marquette County Planning Commission regarding the rezoning of the McNeely property. Trustee Carr will bring to the Board at their meeting on August 16.

APPROVAL OF AGENDA

Motion by Carr, with support from Bertucci Jr. to approve the agenda. Ayes - 4, Nays - 0. Motion carried.

PUBLIC COMMENT

None.

PUBLIC HEARINGS:

- A. Graham Rezoning: The findings of fact were read for an application from Justin & Beth Graham for parcels 52-03-232-011-00 (40 acres), 52-03-232-009-50 (20 acres), and 52-03-232-010-00 (40 acres) to consider rezoning from Timber Production (TP) to Recreational Structure-10 (RS-10). The property owners intend to build a new single-family home on one of the 40 acre parcels, which is not allowable use in the current TP district. The Grahams have been living on their property for the last few years, not knowing that they need to be rezoned in order to build new. All properties have access to Co Rd 478 and neighboring properties are zoned similarly with Conditional Uses issued for primary living. The Grahams were not present for a statement. Public comment was heard from Paul & Bonnie Homburg asking for clarification on which parcel the Grahams plan to build on in relation to their land as they have concerns over hunting. Carr stated that since neighboring properties are zoned similarly, this would be in line with rezoning. Motion by Carr to approve rezoning of all parcels from TP to RS-10. Anderson supported. Ayes – 4, Nays – 0. Motion carried.
- B. Graham Conditional Use: The findings of fact were read for an application for a Conditional Use permit to build a single family home for parcel 52-03-232-010-00, 31540 Co Rd 478, Champion MI. The Grahams were not present for a statement. No public Comment. Motion by Bertucci Jr. to approve the Conditional Use permit for a single family home. Supported by Carr. Ayes – 4, Nays – 0. Motion carried.

OLD BUSINESS

- A. Master Plan discussion – Plan was discussed during work session before meeting. Survey still active and Articles were assigned.
- B. The US-41 Corridor Minutes were discussed.
- C. Park Review – Co Rd CD park has not had many updates, but is not used as much. Mulch has been put down at the Township Hall Park from the MTPP Risk Reduction Grant. Suggestion by ZA Bertucci to have a new sign made for the Diorite Park as the old one is looking worn down. Will get quotes for new sign and also inquire with John Jessen at Westwood High School to see if this is a project they are interested in. Can review the park equipment brochure from GameTime for any potential upgrades. Will also inquire about installing donated Communication Boards at other parks as well from Project Jade.

NEW BUSINESS

- A. Rezoning inquiries North Greenwood Lakes – Roger Crimmins is looking to expand the 40 acres behind the American Legion, intending for seven lots with a single road coming in with a cul-de-sac at the end. Potential rezoning to R-2 or R-5 recommended, however all other North Greenwood Lakes parcels are R-5 and R-10. He has not filed anything official as of yet.
- B. Inquiry on possible development on Co Rd CL - A gentleman is looking to purchase 500 acres with an idea to put in a major housing development. Current acreage is along part of

CL with many residential areas. Land division would have to be done, could consider classifying as condominium development. Current issues with road conditions on Co Rd CL should be taken into consideration as well if this is brought to the Planning Commission. Plan review would need to be done as there are many different issues to consider with a project this big.

- C. Chip and Seal Inquiry from Marquette County Road Commission – Diorite area may be torn up for water system so should hold off on any road repairs until that is complete. Will review the road recommendations from MCRC, will make recommendation to Board on how many miles we'd like to submit for bids.
- D. New Members and Training – will ask Board for approval for MTA training for new Planning Commission Member, Michael Anderson. With the resignation of Chairperson Kennedy, will have another spot to fill with an applicant that will be approved at the next Board meeting.

ZONING ADMINISTRATORS REPORT

Zoning Administrator Bertucci discussed all new approved zoning permits.

Ongoing:

- A. The reconvened court date on July 10 with Andrew Slawski, the Judge asked that our Attorney give summary of the violations, both were supposed to review. Waiting for ruling to send out any new violations.
- B. Carello/Beaupied property still showing vehicles coming and going. Fire Department has been called and visited the property multiple times. New photos sent to Attorney Zappa on 8-7-23.
- C. A noise complaint and Conditional Use violation letter was sent on 7-12-23 for the Greenwood Gas Station property to both the property owner and construction company. No correspondence as of 8-7-23 and photos were sent to attorney.

Co Rd 482 has no sign showing where Ely Township begins, have been receiving inquiries about road conditions along there. Not sure if this is a county issue or township issue, Carr will bring up to Board.

Erin Bertucci, Zoning Administrator

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 7:18pm by Vice Chair Ruppel.

Respectfully submitted,
Leah Dompierre, Recording Secretary