

ELY TOWNSHIP
Planning Commission
February 14, 2022 - 6:30pm
Meeting Taped and In-Person

CALL TO ORDER

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

ROLL CALL

Arthur Gischia, Randy Ruppel, Dustin Kennedy, Steven Bertucci Jr. and Aaron Carr – Present. Also, present - Erin Stratton, Recording Secretary and Fred VanLuven, Zoning Administrator.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was in order.

APPROVAL OF PREVIOUS MINUTES

Minutes from the January 17, 2022 Special Meeting were not available to review. Gischia questioned if there was discussion on the Harsila property in those minutes, as he wanted clarification of who said they saw social media post in regards to liquidating cars. Stratton stated that she did and conveyed the information to VanLuven.

COMMUNICATIONS/CORRESPONDENCE

Stratton reviewed the letter sent to the county in reference to the re-zoning of parcels at last meeting. She stated that in the minutes from the county they were approving the re-zoning but asking that Ely Township consider the availability of emergency services and utilities in parcels similar to these. Gischia had a copy of the letter that was going to be presented to the Township Board at their February 16, 2022 meeting and read it.

Stratton then read an email from the Michigan DNR pertaining to the availability of grants since our Recreation Plan was submitted. She gave the information on the three possible grants to Carr to investigate which one(s) would be applicable to our township and its Recreation Plan.

APPROVAL OF AGENDA

Gischia made a motion to approve, with support from Ruppel. Ayes - 5, Nays - 0. Motion carried.

PUBLIC COMMENT

None.

OLD BUSINESS

A. None

B. Update on US41 Corridor Meeting – Ruppel attended and the minutes were reviewed.

NEW BUSINESS

A. Review of the Zoning Ordinance – Gischia made mention of the need for all to review the Ordinance and verified everyone had a copy. Carr mentioned that there is no mention of demolition or demolition permits in the Ordinance, so that is something to consider. VanLuven had highlighted the section in the Zoning Ordinance in his Zoning Administrator's Report in regards to non-conforming structures and their classes. The discussion then moved on to the classification of the Diorite school. Carr and Ruppel received communication from the owner, Andrew Slawski, about a demolition permit. Stratton clarified that the application from Slawski was for a reclassification of Class B non-conforming structure, not demolition. VanLuven then read a letter from Richard Uren in regards to the public hearing on January 18, 2022 about the violation of the Dangerous Building Ordinance. Gischia stated he was not aware of this action, and said that if Slawski is already in violation of that Ordinance, any action of the Planning Commission is not needed. He also pointed out that any decision on the approval or disapproval of a permit lies solely with VanLuven, not the Planning Commission. Carr discussed that the classification of the building is necessary to determine the costs to repair as to the percentage used against the value. Bertucci mentioned that the percentages in Section 8.06 Subsection C and Section 8.10 are of the assessed value of \$38,700, from the tax bill. So either percentage whether the 50% or 75% would be an amount that would not cover any full demolition. Kennedy pointed out that the application for the reclassification was not complete and should not have been considered without a drawing of the plot plan.

ZONING ADMINISTRATORS REPORT

All was discussed under New Business.

PUBLIC COMMENT

None.

FINAL COMMENTS FROM COMMISSION

Gischia asked Bertucci to review his copy of the Master Plan, as he had not received one when he joined the Commission. Gischia said he also will address the Master Plan and possible updates with the Board.

ADJOURNMENT

The meeting was adjourned by Kennedy at 7:14 pm.

Respectfully submitted,

Erin Stratton, Recording Secretary