

ELY TOWNSHIP
Planning Commission
July 14, 2025 – 6:00 p.m.
Meeting Taped and In-Person

CALL TO ORDER

Chair Ruppel called the meeting to order at 6:01 p.m.

ROLL CALL

Randy Ruppel, Julie Hosang, Michael Anderson– Present;
Also present Danielle Burke, Recording Secretary, Ed Young, Zoning Administrator

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Motion by Hosang to approve the agenda, with support from Anderson. Ayes –3, Nays – 0. Motion carried.

APPROVAL OF PREVIOUS MINUTES

Motion made by Anderson to approve the minutes from the June 9, 2025 meeting. Seconded by Hosang.
Ayes - 3, Nays – 0. Motion carried.

COMMUNICATIONS/CORRESPONDENCE – None.

PUBLIC COMMENT – None.

ZONING ADMINISTRATORS REPORT

- A. Zoning Permits:
 - a. Brenda Barr demo/construction
 - b. Luke Tikkanen
 - c. Abram & Destinee Smith
 - d. Nate & Heather Smith
- B. Violation(s): Nothing New
- C. Complaints: Nothing new
- D. On-going:
 - a. Former Diorite School: Nothing new
 - b. Carello/Beaupied: Nothing new. More Investigation in the next months.
 - c. Jerzi's: Work to continue in spring. Supervisor Laakso sent an email to owner for status update and have not received a response
 - d. Harsila's Junk Yard: Ongoing cleanup
 - e. Dan Moore/Kona Lane: More correspondence to come
- 2. New Developments: None.

3. Training: None.
4. Phone Calls: We have received several phone calls and questions regarding a fence ordinance. Ely Township currently does not have a fence ordinance but are looking to add one

Ed Young, Zoning Administrator

OLD BUSINESS

- A. *US-41 Corridor Meeting Minutes*: Ruppel read the minutes from the June 10, 2025 US-41 Corridor Advisory Group
- B. *Master Plan/CUPPAD Updates*: Jessica Walter from CUPPAD updated the Planning Commission about the next steps for the Master Plan. The next steps are to look at future land use map(s), current zoning, and revisions to housing section to meeting the State of Michigan's new requirements for master plans. The PC and Jessica also discussed the survey results and the fine line of growing Ely Township but keeping it small and very rural.
- C. *Vacant Property Plan Update*: Tabled.
- D. *Iron Ore Heritage Trail Meeting Updates*: Anderson discussed the most recent Iron Ore Heritage Trail Meeting. He stated that summer maintenance on the trail for Ely Township will be putting gravel east of Wawonowin Road and west of Diorite. The IOHT committee hasn't awarded a big on the Lakanenland extension but will be soon.

Held the 6:30 Rezoning hearings—regular PC meeting resumed at 6:42 p.m.

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- E. *Short-term Rental Ordinance*: Hosang stated that she reached out to Richmond Township with questions about their short-term rental ordinance and they directed her to the individual who wrote the ordinance but hadn't heard back from him. Office Manager Burke was going to edit the price of the fees for Ely Township's ordinance to present to the Ely Township Board to vote on adopting ordinance
 - a. Motion by Hosang to approve the edits and present the Short-term Rental Ordinance to the Ely Township Board, with support from Anderson.
Ayes –3, Nays – 0. Motion carried.
- F. *Amendment to Zoning Ordinance: Compatible Renewable Energy Ordinance (CREO)*: Board discussed using the language of the ordinance written by the lawyer and give to the Ely Township Board for approval
 - a. Motion by Hosang to approve using the CREO ordinance amendment from the lawyer to present to the Ely Township board, with support from Anderson.
Ayes –3, Nays – 0. Motion carried.

NEW BUSINESS

- A. *Planning Commission Member Resignation*: Read letter from former PC board member Mark Burns on resigning from the Planning Commission
- B. *Fence Ordinance*: Changes to the draft of the fence ordinance were discussed. Office Manager Burke will make the edits in section 2e about where the fence can be constructed on property and give to Ely Township board to discuss at their meeting.
 - a. Motion by Anderson to approve the fence ordinance (once the edits have been made) to present to the Ely Township board, with support from Hosang.
Ayes –3, Nays – 0. Motion carried.

PUBLIC COMMENT – None.

BOARD COMMENTS – None:

ADJOURNMENT

The meeting was adjourned at 7:11 p.m. by Chair Ruppel

Respectfully submitted,
Danielle Burke, Recording Secretary