

ELY TOWNSHIP
Planning Commission
June 12, 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., and Randy Ruppel - Present. Dustin Kennedy - Absent. 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 Carr to approve the minutes from the May 8, 2023 meeting. Seconded by Bertucci Jr. Ayes - 3, Nays - 0, Absent - 1. Motion passed.

COMMUNICATIONS/CORRESPONDENCE

A response was received from the Marquette County Planning Commission regarding the rezoning of the Hollo property and Cohoon properties. Trustee Carr will bring to the Board at their meeting on June 21.

Ely Township is currently hiring for their Maintenance position.

APPROVAL OF AGENDA

Motion by Bertucci Jr, with support from Carr to approve the agenda. Ayes - 3, Nays - 0, Absent - 1. Motion carried.

PUBLIC COMMENT

Larry Stan wished to express the same concerns as stated at previous Public Hearing regarding the McNeely rezoning. Kerry Hytinen expressed her same concern over potential future land splitting and selling of the McNeely property.

PUBLIC HEARINGS FOR MCNEELY REZONING:

- A. Continuation from Public Hearing May 8, 2023: The findings of fact were re-read for an application for parcels 52-03-114-004-00 (80 acres) and 52-03-114-005-00 (20 acres) to consider rezoning from Timber Production (TP) to Residential-10 (R-10). The property owners intend to build a single-family home on the largest (80 acre) parcel. Future land use for requested parcels is Recreational, however, all adjoining parcels along County Road 581 are Residential. The McNeelys also own two smaller parcels along County Road 581 that are currently zoned R-10. The McNeelys were present and explained that they have no intention of selling off the property in the future. They showed where they wish to build the single-family home and retire on their property. Motion by Carr to approve rezoning of both parcels from TP to R-10. Bertucci Jr. supported. Ayes – 3, Nays – 0, Absent – 1. Motion carried.

OLD BUSINESS

- A. Master Plan discussion – Plan was discussed during work session before meeting. Survey active. Will start to go thru chapters at next meeting.
- B. The US-41 Corridor Minutes were discussed.
- C. Training opportunities were discussed. Office Manager will forward any classes to members for completion.

NEW BUSINESS

- A. Zoning fees were increased effective July 1, 2023. The change was made to be more consistent and account for expenses.
- B. Possible park upgrades were discussed. Need quote for gravel to create paths at parks to make ADA compliant. Possible benches at pocket parks, need to look up pricing. ZA Bertucci will take pictures of parks while doing field work for reference at next meeting.

ZONING ADMINISTRATORS REPORT

Zoning Administrator Bertucci discussed all new approved zoning permits.

Ongoing:

- A. Andrew Slawski reconvened court date on June 6, 2023 was postponed. Rescheduled to July 10th.
- B. Carello/Beaupied property still showing vehicles coming and going. No response from May 4th letter.
- C. One Sixty Land Management property – multiple emails sent to owner with no response on applying for rezoning. At this time, that email has been disabled and fiduciary owner has not responded to unrelated assessing issues.

Verbal complaint from Township Treasurer regarding Barry's Firewood. Was asked to turn in written complaint due to prior issues. Township Attorney and MDOT will be contacted once received.

New action regarding Animal Ordinance. Property owner at end of 581 already has animals on land, stating does not need permit due to being zoned Timber Production. Currently working with State Tax Commission as they have applied for Qualified Agriculture Exemption.

Currently taking a Master Citizen Planner Program class and a Conflict Management class.

Erin Bertucci, Zoning Administrator

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 6:54pm by Vice Chair Ruppel.

Respectfully submitted,
Leah Dompierre, Recording Secretary