

ELY TOWNSHIP
Planning Commission
March 11, 2024 – 6:00pm
Meeting Taped and In-Person

CALL TO ORDER

Chair Ruppel called the meeting to order at 6:00pm.

ROLL CALL

Cheryl Grove, 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 Carr to approve the minutes from the February 12, 2024 meeting. Seconded by Bertucci Jr. Ayes - 5, Nays - 0. Motion carried.

COMMUNICATIONS/CORRESPONDENCE

None

APPROVAL OF AGENDA

Anderson made a motion to approve the agenda, with support from Grove. Ayes – 5, Nays - 0. Motion carried.

PUBLIC COMMENT

None

OLD BUSINESS

- A. The US-41 Corridor Meeting Minutes were discussed. Work on the Lakeshore Blvd/US-41 Roundabout will resume in the Spring.
- B. Master Plan Discussion – ZA Bertucci is reviewing the recently revised zoning maps as she has found a few errors when referring to them. Suggests revisiting Timber Production (TP)

zoning district and stating in Master Plan that we recognize that rural living is expanding in our area and more people are buying property in the TP districts. Carr discussed changing the wording in the zoning ordinance to allow conditional use permits for Timber Production to avoid rezonings. Could possibly combine Timber Production and Resource Production to cut down the number of zoning districts and number of rezoning permits needed as well. Carr also suggests stating in the Master Plan that the Planning Commission is actively working on combining zoning districts as they recognize the trend of rural living. Cheryl Grove volunteered to update and add the 2020 Census information throughout the Master Plan before the next meeting. Discussion regarding childcare information being made available in the Master Plan as well.

NEW BUSINESS

- A. Parks – Discussion about potential purchases. Office Manager will look at prices to replace the basketball hoops at the Township Hall as the current ones have been repaired from repeated damage. Security Cameras recently purchased with a grant will be installed at the Hall to hopefully prevent damage to the replaced hoops and park area as well. Anderson suggests placing a bench or picnic table at the park on County Rd CD, near Lawer Drive subdivision as many children in the area use that park and there is currently nothing there for sitting. Will get a picnic table count to see if one can be placed there and will also explore pricing for bench. Carr advises coming up with a better plan of what the PC would like to do with the 496 park property to report to Board before putting out RFP for construction of road and parking lot.

ZONING ADMINISTRATORS REPORT

All new approved zoning permits were discussed.

Violation:

- A. Quinnell Jr.: Township was notified of parking of inoperable motor home along river property and erection of bridges across river. Complainant reported to EGLE and DNR then called Township to inform. Letter was sent to property owner on possible violation of Misc. Debris Ordinance. No response in regard to letter, but Mr. Quinnell Jr. reached out inquiring the creation of a sand pit, was advised to schedule appointment if needing assistance with starting the process.

Ongoing:

- A. Slawski/Former Diorite School: Court ordered Mr. Slawski to clean up fence and remove solar panels, also ordered a payment of \$1,000 (value of two citations) to the Township. Further violations currently being reviewed by Attorney Zappa.
- B. Carello/Beaupied: Letter sent to Mr. Beaupied from Attorney, continued activity of vehicles being moved in and out of property. Property with house will be foreclosed on if back taxes are not paid by April 1st.
- C. Jerzi's: Noise complaint from neighbor, contact information was shared between Mr. Niemi and complainant for future noise issues.

Erin Bertucci, Zoning Administrator

PUBLIC COMMENT

None

ADJOURNMENT

The meeting was adjourned at 6:36pm by Chair Ruppel.

Respectfully submitted,
Leah Dompierre, Recording Secretary