

ELY TOWNSHIP
Planning Commission
May 8, 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 April 10, 2023 meeting. Seconded by Bertucci Jr. Ayes - 3, Nays - 0, Absent - 1. Motion passed.

COMMUNICATIONS/CORRESPONDENCE

None.

APPROVAL OF AGENDA

Motion by Carr, with support from Bertucci Jr to approve the agenda with the following changes; add picnic table discussion to New Business. Ayes - 3, Nays - 0, Absent - 1. Motion carried.

PUBLIC COMMENT

None.

PUBLIC HEARINGS:

- A. Hollo Rezoning – The findings of fact were read for an application for parcel 52-03-222-002-30 to consider rezoning from Resource Production (RP) to Residential-10 (R-10). Mark & Jaimie Hollo were present at the meeting. A Conditional Use was applied for and approved prior to building their single-family home in 2002. They intend to do a land

division on their property for their son to build a single-family home on the adjoining parcel, which they believe will be on 10-15 acres. Current zoning would not allow a Conditional Use as it requires a minimum of 20 acres. Future land use shows area to be Recreational (RS) however this would require an additional Conditional Use for both properties once split. They have direct access to County Road 478 and there are currently multiple single-family homes along this area. No Public Comment. Carr made a motion to approve re-zoning to Residential-10. Bertucci Jr. supported. Ayes – 3, Nays – 0, Absent – 1. Motion carried.

- B. McNeely Rezoning – The findings of fact were 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. Public Comment was heard from Larry Stan who expressed concerns of placement of the home in relation to his neighboring property. Kerry & Chris Hytinen expressed concern over potential future land splitting and selling of the 80 acres as well as concerns related to hunting. No official plan has been turned in by the McNeelys as they live out of state and are not in the area yet. Carr stated that given these concerns, perhaps rezoning to Recreational Structure, as future land use shows, could prevent future residential development and would then require a Conditional Use instead, but cannot say for sure until they see more of a site plan from the property owners showing where they intend to build. Motion by Carr to postpone any decision until more information is received from the McNeelys and reconvene at the next meeting on June 12, 2023. Bertucci Jr. supported. Ayes – 3, Nays – 0, Absent – 1. Motion carried.
- C. Cohoon Rezoning (5 Parcels) – The findings of fact were read for an application for parcels 52-03-209-002-50 (40 acres), 52-03-216-004-00 (40 acres), 52-03-216-006-00 (80 acres), 52-03-215-001-00 (240 acres), and 52-03-216-001-00 (78 acres). All parcels are currently zoned Timber Production (TP), requesting to be rezoned to Recreational Structure 10 (RS-10). Future land use reflects this request. No public comment made. Motion made by Carr to approve rezoning all parcels to RS-10. Bertucci Jr. supported. Ayes – 3, Nays – 0, Absent – 1. Motion carried.
- D. Cohoon Conditional Use for Single-family Home – The findings of fact were read for an application for parcel 52-03-215-001-00 for an application for Conditional Use for the existing single-family home already on the property at time of purchase. Motion by Bertucci Jr. to approve Conditional Use for the existing single-family home. Supported by Carr. Ayes – 3, Nays – 0, Absent – 1. Motion carried.
- E. Cohoon Conditional Use for Resort Cabins – The findings of fact were read for an application for parcel 52-03-216-001-00 for an application for Conditional Use to build two recreational cabins. They would be operating a resort and renting out the cabins as their placement is along the Iron Ore Heritage Trail. Wade & Bethel Cohoon were present and stated their intention with the building of these cabins with an emphasis on making them ADA compliant as well. The placement of the cabins will be close to their home making it easy to monitor the renters. They wish for people renting the cabins to enjoy

the nature and wildlife on their adjoining properties as they feel they have great views and access along the Heritage Trail. They would like to see the wetlands preserved for wildlife as well and are intending to work with the state for forest management. Public Comment was heard from Dean Dompierre regarding concerns of cabins possibly becoming single-family homes in the future. Mike Barbieri asked for clarification on location of cabins in regards to his neighboring property, also expressed concern for the possibility of the IOHT approaching the Cohoons to create a trailhead for public access. Jim Bertucci expressed his concerns for maintaining the road as well as continuing to keep the area a wildlife area and not a commercial area in the future. Carr reiterated that Conditional Use will ensure that property remains a resort. Should the property be sold and new owners wanted to change the use, they would have to go through the appropriate process of doing so. Motion made by Carr to approve the Conditional Use permit for the resort cabins. Supported by Bertucci Jr. Ayes – 3, Nays – 0, Absent – 1. Motion carried.

OLD BUSINESS

- A. Master Plan discussion – Plan was discussed during work session before meeting. Survey questions finalized. Will be sent starting June.
- B. The US-41 Corridor Minutes were discussed.

NEW BUSINESS

- A. Picnic Tables – Motion made by Carr that the placement of the new picnic tables decided at last meeting will be changed to place one at Clarksburg Field instead of Goldmine Lake since the field will be in use. The other two will still be placed at the Ely Township Hall and the Diorite Park. Supported by Bertucci Jr. Ayes – 3, Nays – 0, Absent – 1. Motion carried.

ZONING ADMINISTRATORS REPORT

Zoning Administrator Bertucci discussed all new approved zoning permits.

Ongoing:

- A. Andrew Slawski court date on May 4, 2023 was not closed, reconvene date TBD.
- B. Mason Beaupied was sent a letter on May 4, 2023 as the second warning in regards to the properties from Jamie Carello, per Attorney Zappa.

There were no complaints this month.

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.

Asking Board for an increase in pay due to increase in workload, ongoing hearings and court proceedings, daily calls and emails received answered within 24 hours. Currently signed up for a

Master Citizen Planner Program class and a Zoning Board of Appeals class thru the MSU Extension.

Erin Bertucci, Zoning Administrator

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 7:31pm by Vice Chair Ruppel.

Respectfully submitted,
Leah Dompierre, Recording Secretary