

ELY TOWNSHIP
Planning Commission
November 8, 2021 – 6:30pm
Meeting Taped and In-Person

CALL TO ORDER

Acting Chairperson Randy Ruppel called the meeting to order at 6:30 pm.

ROLL CALL

Arthur Gischia, Randy Ruppel, and Aaron Carr– Present. Dustin Kennedy – Absent. 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

Motion by Gischia, supported by Carr to approve the Minutes of the October 11, 2021 Planning Commission Meeting. Ayes – 3, Nays – 0, Absent - 1. Motion Carried.

COMMUNICATIONS/CORRESPONDENCE

Stratton read a letter received from the Marquette County Planning Commission stating that they adopted their Master Plan. It gave information on how it could be accessed online. She also read an email from Supervisor Jeremy Laakso to Kurt Taavola at the Marquette County Road Commission requesting bids on road projects, dated October 12, 2021.

APPROVAL OF AGENDA

Carr made a motion to approve, with support from Gischia. Ayes - 3, Nays – 0, Absent - 1. Motion carried.

PUBLIC COMMENT

None.

OLD BUSINESS

A. Recreation Plan Update – Ryan Carrig – Carrig, from CUPPAD, attended to give an update on the Recreation Plan and its timeline. He stated that he is 50% finished and stated a Public Hearing needs to occur before it can be approved and adopted. The Plan itself needs to be presented to the DNR by February. Carrig also stated that he needs to know both the future and past budgets, as well as any grants or funding that has been acquired by the Township. He stated that he will include a notation of the South Ely field being turned over to the State of Michigan, and questioned the year it happened. He had some questions on the proposed Disc Golf and beach, and Carr stated that it was in the beginning stages, and later in the meeting they were set to discuss the easement. Gischia pointed that discussion on the beach will follow the agenda, as there had been complaints of the Commission not following Robert's Rules of Order. Carrig inquired on the plan for the picnic tables, and Gischia stated it would be done as an as needed plan, rather than Township wide. Gischia asked for any drafts be sent at this time, so reviews and changes could be done as the Plan is being created, so to keep on a timely schedule. He also stated that the budget will be completed by January.

B. Recreation Discussion – Picnic Table Information – Gischia suggested to complete numbers for budget per park to decide how and when to order any. He asked Carr to inquire on costs for the necessary paths needed at the parks, as well as signs.

C. Update on US41 Corridor Meeting - Minutes were reviewed, and it was pointed out that all of the projects were occurring in Marquette Township.

NEW BUSINESS

A. Harsila Salvage Yard – VanLuven mentioned that he received a phone call from a resident who was concerned about garbage along the snowmobile trail. He clarified with her what would fall under the Ely Miscellaneous Debris Ordinance as it is possibly part of the Salvage Yard, and decided that yes, she could file a formal complaint. She has not done so at this time, and did not attend the meeting. Ruppel stated that he has seen some activity and inquired who the business licenses were in name of. VanLuven decided he would visit the property and inquire, as there is no copy of the current licenses in any files, and he would follow up with Mrs. Harsila to see if she was aware that State permits were up for renewal.

B. Zoning Map Discussion – Gischia discussed he wanted to clarify that the Master Plan maps indicate Commercial Property. The Ely Zoning Ordinance uses the term Town Development, so the maps will need to be modified to match with the Ordinance. He requested the PC members to review and consider any further recommended changes which could possibly enhance the opportunity for business use in the future which may entice new businesses and companies to invest in the Township. He pointed out that the previously discussed parcels that Harsila's Salvage Yard are zoned Industrial, and if any future use for them was to be done, extensive clean-up may

need to be done. He proposed inquiring if Brownfield money would be available to help do so. He then questioned Carrig on whether or not he was also working on a Master Plan at CUPPAD, and he stated he was not. He was not aware of any plan to do so, so Stratton will inquire with Dotty LaJoye at CUPPAD on the progress.

C. Legal Access to Ely 40-acre parcel – Carr reviewed the maps of the parcels owned by Ely Township that include the easement once sold to Roger Crimmins. At last meeting it was mentioned in public comment that Crimmins would not allow any roads across his easement. Carr concluded that there is a part of the parcel owned by Ely that is on Co Rd 496 that is 100 feet of frontage, could be used as a driveway to access the parcel being proposed as a Disc Golf course. He also stated that he will start working on a site plan with some aerial software he has access to in the upcoming months.

D. Gold Mine Lake Park beach – DNR Application – It was proposed by the Supervisor that if any progress was to be made at the beach itself, an application and \$100 fee would need to be sent to the DNR. Carr stated that with it being an inland lake, there would also need to be a site plan and engineers brought on to do any improvements, which can be time consuming and expensive. Gischia stated that in a previous meeting when the Gold Mine Lake residents attended on a different matter, he did not get the impression that they wanted any improvements, or increased traffic. The matter was tabled until more information can be acquired.

E. FEMA Flood Insurance Map and Letter – Gischia reviewed the book and stated that there will be a future meeting where a representative will need to attend. He also stated his concern that the plan only included the Carp River, but not the Greenwood Reservoir. No action was taken at this time and the information will remain in the office for review.

ZONING ADMINISTRATORS REPORT

VanLuven stated that the last time he spoke to Randy Harsila, he was in the process of applying for his permits, but no copy had been given to the Township at the time. He stated he would inquire at the Salvage Yard. He apologized for missing the meeting. He stated that he received a phone call from a resident in regards to the debris at Harsila's Salvage Yard and encouraged her to file a Miscellaneous Debris Complaint at the Hall.

PUBLIC COMMENT

None.

ADJOURNMENT

A motion was made by Carr to adjourn, seconded by Ruppel. The meeting was adjourned at 7:10 pm.

Respectfully submitted,

Erin Stratton, Recording Secretary