

ELY TOWNSHIP
Planning Commission
November 14, 2022 – 6:30pm
Meeting Taped and In-Person

CALL TO ORDER

Vice Chair Ruppel called the meeting to order at 6:30pm.

ROLL CALL

Randy Ruppel, Steven Bertucci Jr. and Aaron Carr - 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 October 10, 2022 meeting. Seconded by Bertucci Jr. Ayes - 3, Nays - 0, Absent - 1. Motion passed.

COMMUNICATIONS/CORRESPONDENCE

None

APPROVAL OF AGENDA

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

PUBLIC COMMENT

None

PUBLIC HEARINGS:

- A. Quinnell Rezoning – Zoning Administrator Bertucci read the findings of fact for an application for four parcels; A: 52-03-103-005-00, B: 52-03-104-001-00, C: 52-03-234-031-00, & D: 52-03-234-032-00, to be rezoned to Residential-10 (R-10). Parcels A & B are currently zoned Timber Production (TP). Parcels C & D are currently Recreational Structure-10 (RS-10). Kenneth Jr. and Dana Quinnell were present at the meeting. They

stated that they would just like to build a home and all other possible uses have been put on hold. They also stated that all of the previous work they have done on their parcels they were unaware they needed permits for. As for the newest activity on parcels C & D, they stated that they are only creating trails to be able to access their properties and create access if any fires were to occur in those areas. They are not doing any other land clearing but will apply for any required permits before any further activity. Carr was questioning if they have a future plan for the sand/gravel pit currently on parcel A as there is no permit for its use. The Quinnells stated that they only use it for their own personal use and do not intend to sell any product. Future lot line adjustments could be an option for parcel A pending rezoning. ZA Bertucci recommends the Planning Commission puts a condition of permit application for the sand/gravel pit be required as part of the re-zoning. ZA Bertucci also recommends parcels C & D be re-zoned to Residential-2 (R-2) instead of the requested R-10 as it would follow the future re-zoning of the mostly smaller properties in the area. ZA Bertucci read letters from Mike & Doreen Burns and Shane & Susan Sullivan expressing their concerns. Public Comment was heard from Ray Ramsden and Angela Uhl. The Quinnells asked to rescind their application for rezoning parcels C & D for now. Carr made a motion to approve re-zoning parcels A & B to Residential-10. Bertucci Jr. supported. Ayes – 3, Nays – 0, Absent – 1. Motion carried.

- B. Niemi/Jerzi's Conditional Use – Zoning Administrator Bertucci read the findings of fact for an application for Conditional Use for a Recreational Facility at Jerzi's 41 Bar & Grill. The sale of this property has been delayed due to a licensing issue. ZA Bertucci does not believe a decision to approve or deny should be made until the sale is complete, but to still hold this Hearing as all of the notifications have been made and neighboring property owners have the opportunity to attend. Jason Niemi was present at the meeting. He stated that he is proposing a 5,000 sq ft building, now revised to 4,000 sq ft per the County, for rental and amusement use and the addition of new bathrooms. He asked the Planning Commission to consider holding a special meeting following the approval of sale. Public Comment was heard from Don Magnuson, Lela Parkinen, Tracey & Bruce Tippet, John Webb Sr., Mike Kauppinen, Alice Magnuson, all of which expressed concern of the possible increase of traffic and noise, particularly from ATVs, and Andrew Slawski who recommends a possible traffic study. Mr. Niemi stated that he is going to make all necessary changes required such as fencing and is willing to work with neighboring properties to reduce complaints. Should a special meeting occur after the sale goes thru, 48 hour notice of said meeting will be posted and all public comment from this meeting will be kept on record for consideration. Bertucci Jr. made a motion to postpone any decision until the sale is final. Carr supported. Ayes – 3, Nays – 0, Absent – 1. Motion carried.

OLD BUSINESS

- A. Master Plan discussion (5-year plan due 2019) – ZA Bertucci has all survey information gathered. Office Manager Leah Dompierre will assist in updating the yearly report as well as the Master Plan census information. The Planning Commission will gather for a work session at 6:00pm before the next meeting on 12/12/22.
- B. US-41 Corridor meeting minutes were discussed.

NEW BUSINESS

There was no new business to discuss.

ZONING ADMINISTRATORS REPORT

Zoning Administrator Bertucci discussed all new approved zoning permits.

On-going:

- Additional activity by Andrew Slawski at the Diorite School, County and EGLE notified. No evidence of a dumpster, which was part of a verbal agreement between Mr. Slawski and I in delaying any Miscellaneous Debris citations. Attorney Zappa has a Supplemental Pretrial Conference scheduled on 12/15/22 at 10:00am. He advises the Township ask Mr. Slawski to complete a site plan before this meeting. If the Commission wishes he file a motion to stop work, he will do so.
- Carello Update: A Judgement of Abatement of Nuisance to the Court was filed on 10/20/22 after Mr. Carello failed to attend his scheduled Pretrial Conference. Judge Kangas has been out of the office and court for three weeks, but will be forwarded to Mr. Carello and the Township as soon as it is signed.

ZA Bertucci received a complaint of free-range chickens on Co Rd CN. Letters and copies of the Animal Ordinance were sent to possible owners. All permits have been filed and chickens have been secured.

ZA Bertucci stated she is no longer an employee of Michigamme Township and has a Leadership class this Thursday.

PUBLIC COMMENT

Andrew Slawski gave an update on the activity at the Diorite School. Zoning Administrator Bertucci stated she will meet with Mr. Slawski and requests a timeline and site plan be submitted per Attorney Zappa's recommendation. It will be added to the agenda for the next Planning Commission meeting.

ADJOURNMENT

The meeting was adjourned at 7:47pm by Ruppel.

Respectfully submitted,
Leah Dompierre, Recording Secretary