

ELY TOWNSHIP
Planning Commission
October 10, 2022 – 6:30pm
Meeting Taped and In-Person

CALL TO ORDER

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

ROLL CALL

Randy Ruppel, Steven Bertucci Jr. and Aaron Carr and Dustin Kennedy - 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 September 12, 2022 meeting. Seconded by Ruppel. Ayes - 4, Nays - 0, Absent - 0. Motion passed.

COMMUNICATIONS/CORRESPONDENCE

None

APPROVAL OF AGENDA

Bertucci Jr. made a motion to approve, with support from Carr. Ayes - 4, Nays - 0, Absent - 0. Motion carried.

PUBLIC COMMENT

None

OLD BUSINESS

- A. Master Plan discussion – Current color maps will be provided to each committee member. A work session will be scheduled once reviewed.
- B. US-41 Corridor meeting minutes were discussed.

NEW BUSINESS

- A. Jerzi's Expansion Discussion – Report to US-41 Corridor: Sale has not been finalized yet, site plans and permit have been turned in; awaiting sale for next steps. ZA Bertucci stated based on town development part of zoning ordinance, addition should be considered Conditional Use. Per ordinance, fencing is required if they are adjoining a residential parcel; previous owners grandfathered in (not required), but since it is an addition onto existing building, ZA Bertucci recommends enforcing fencing requirement. Also, per ordinance, over 50 parking spots requires parking lot landscaping. Marquette County Road Commission and MDOT do not feel traffic study is necessary and will not force one. Ely Township Planning Commission can bypass ordinance at guidance of the County and discussed to not require it. Could require one in future if uptick in accidents occurs. Due to lack of access on County Road CNA, MDOT also suggests not closing off second entrance to make it easier for delivery trucks to enter. If sale is final and all necessary paperwork has been filed by Mr. Niemi before the deadline of October 27, all issues can be discussed at next Commission Meeting's Public Hearing for Conditional Use. Vice Chair Ruppel will be present at next US-41 Corridor meeting to discuss as well.
- B. Derocha Secure Transport Application – Application for medical marijuana transporting was processed in 2018 but expired and was not renewed. New application is going to be for a different location than previously submitted and will be more secure and has all requirements in place. Ruppel asked for clarification whether it was medical or recreational. Mr. Derocha would like to clarify that this is for the secure transport of medical marijuana and parking of vehicles only, not for any sales. Mr. Derocha also summarized his past application process and stated all necessary regulations and requirements are in place.

ZONING ADMINISTRATORS REPORT

Zoning Administrator Bertucci discussed all new approved zoning permits.

Ongoing:

- A. Quinnell Property: meeting on 9/13/22 with them to advise on re-zoning and appropriate permits needed. No permits applied for in time for tonight's meeting and still have not applied for any. Increased activity resulted in retaining additional attorney, Jeremy Pickens. MCHD surveyed area to discover two cabins and four additional sites. Continued sand/gravel extraction also occurred in past month. Attorney Pickens sent cease and desist letter via certified mail on 10/3/22, Marquette County Codes also issued a stop work order. All communications are being directed to legal team after heated discussions with office staff. Quinnell spoke to attorney on how much was removed from sand pit but would like to continue to use for development of own property from now on. Inquiry to EGLE on advisement as issue is growing. Many different structures are on order and he is wanting to place them all on one parcel, which cannot be done per our zoning ordinance stating you cannot have more than one use per parcel. Paul Knox intends to do a site visit to give opinion on a county level.

- B. Diorite School: Slawski was issued violation letters on 9/15/22 with Sheriff escort. Advised that an EGLE verification or permit was required before a demo permit for the boiler room would be issued by the Township. Water has been turned on to assist with the asbestos abatement. Three citations were issued on 9/30/22 for solar panels on roof, extending the non-conforming use of the structure with the erection of a fence, and having an automotive repair/salvage yard in a residential zoning district; a hearing has been scheduled for all three. Licensing agent from the state came and stated all vehicles are licensed and up to date on plates. Awaiting paperwork confirming this.
- C. Carello Property: scheduled hearing on 10/11/22 with Attorney Zappa. He has been issued two additional citations. No activity or attempt for any cleanup.

Complaints:

-LeBeau, Homola, and Brewer properties have contacted me with plans and timelines and have all showed progress.

New Action:

-Debbie Leaf operating campground/short-term rental near Black River off 581. Permits issued by the Township for the sheds/cabins and sauna which followed required setbacks. On a tip the MCHD visited property to discover privy, placement on floodplain, and missing county permits. Marquette County Codes have issued stop work order. She signed affidavit that all buildings will now be for storage and/or art studio. County is suggesting I inquire to keep consistency. Will plan for a visit.

Attended a land division and Assessor conference. Future classes: BS&A and GIS Tools.

Erin Bertucci, Zoning Administrator

PUBLIC COMMENT

Mr. Derocha stated that if we need any maps for our Township, the county is able to do that for us. He also mentioned that if Ely Township is showing interest in expanding our well service, reach out to the Marquette County Road Commission Superintendent as they are willing to work with us.

ADJOURNMENT

The meeting was adjourned at 7:19pm by Chair Kennedy.

Respectfully submitted,
Leah Dompierre, Recording Secretary