

ELY TOWNSHIP
Planning Commission
September 12, 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 Ruppel to approve the minutes from the August 8, 2022 meeting. Seconded by Bertucci Jr. Ayes - 4, Nays - 0, Absent - 0. Motion passed.

COMMUNICATIONS/CORRESPONDENCE

None

APPROVAL OF AGENDA

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

PUBLIC COMMENT

None

PUBLIC HEARINGS:

- A. Anderson Rezoning – Chair Kennedy read the findings of fact for an application for parcel 52-03-104-003-20 to consider re-zoning 80-acre parcel from Timber Production (TP) to Residential-10 (R-10). The Andersons have lived on the property since 2006 and were not aware that the zoning of their property was considered a non-conforming use. They are now asking for this consideration as they are doing a land division and their daughter

plans on placing a single-family home on one of the 40-acre parcels. There will be no change in any access to either property, as the existing road will give access from the two homes to County Road CH. In the land division, they will address any easement needed. The Anderson's future intention is to eventually leave their property to their daughter. ZA Bertucci recommends rezoning the full 80-acres instead of just the 40-acres after the land division as this will prevent any issues with future development of either parcel. Re-zoning to R-10 will follow Future Use Map in the Ely Township Master Plan to re-zone parcels along County Road CH to Residential from Timber Production. Public Comment: None. Carr made a motion to approve re-zoning to Residential-10. Bertucci Jr. supported. Ayes – 4, Nays – 0. Motion carried.

- B. Parks Rezoning – Chair Kennedy read the findings of fact for an application for parcel 52-03-131-010-00 to consider re-zoning 40-acre parcel from Resource Production (RP) to Residential-10 (R-10). The Parks have owned this property since 2007 and have used it as a recreational camp area. They are now asking for this consideration as they are planning on building a single-family home on the property. ZA Bertucci stated that upon further investigation, this property was actually re-zoned to Resource Production in 2006 and was not recorded on any of the Ely Township Maps. ZA Bertucci proposed refunding the Parks \$200 and having them file for a Conditional Use instead as the fee is only \$150 vs the \$350 the Parks paid for R-10 re-zoning. The only specification in the zoning ordinance is that it has 20 or more acres and provided electrical service. Mr. Parks stated that electrical is already running through the property. The property owner does have an existing road that they will be developing to have their home in center of the property, rather than the location of their current camper. Kennedy asked to clarify that property was already zoned as Resource Production, and that Conditional Use would allow them to build their home. ZA Bertucci confirmed. Chair Kennedy read a letter sent by the neighboring parcel owner expressing his concerns and appointing Mr. Gene Fisher (present) as their proxy. Many concerns expressed were related to hunting on both properties. The commission referred to the DNR's 2022 Michigan Hunting Digest regulations on hunting as Ely Township does not have authority over hunting laws. Upon further discussion, Chair Kennedy asked Mr. Fisher to clarify if the only real objection to re-zoning is hunting concerns, Mr. Fisher responded that yes, the safety of all while hunting is the biggest concern and that the owner would like to be sure that the Parks intend to build their home in the middle of their property and not close to his property line. Carr stated that given these concerns, he would make a motion that the Planning Commission approve a Conditional Use permit as long as the home is located more towards the middle of the property. The Parks confirmed that they have plans drawn and the home will be built close to the middle of their property. Carr made a motion to approve the Conditional Use permit. Seconded by Bertucci Jr. Ayes – 4, Nays – 0. Motion carried.

OLD BUSINESS

- A. Master Plan discussion (5-year plan due 2019) – ZA Bertucci has all survey information gathered. Proposed that a separate meeting be held to figure out future land use and will be discussed at next Planning Commission Meeting.
- B. US-41 Corridor meeting minutes were discussed.

- C. Picnic Tables have been ordered and will be delivered on 9/13/22.

NEW BUSINESS

- A. 2023 Paving Projects – Marquette County Road Commission requesting locations by October 1, 2022. County Road CD already in to be done this year. Carr will present other potential roads at next Board Meeting.
- B. CUPPAD – Nonmotorized Transportation Plan & Investment Strategy - Carr stated bringing to the Board that the Planning Commission recommends they pursue getting onto the Iron Ore Heritage Trail Board as this will allow more opportunity for Ely Township to qualify for grants, etc.

ZONING ADMINISTRATORS REPORT

Zoning Administrator Bertucci discussed all new approved zoning permits.

Ongoing:

- A. Quinnell Property: spoke with Marquette County about on-going situation and possibility of septic and electrical activity. Quinells did not accept certified letter sent on 8/11 regarding development without permits. Meeting with the Quinells on Tuesday to assist with applications for their properties for re-zoning and permits.
- B. Increased activity at Diorite School. Attorney Zappa & Supervisor Laakso setting up timeline for notification of violations for Misc. Debris and Dangerous Building. State Police and MIOSHA already involved, EGLE notified today of possible contamination at Boston Lake.

Complaints:

- Doug LeBeau property at 6 Lawer Drive. Misc. Debris Inquiry letter sent 8/23. If no action, first citation will be on 9/22.
- Edward Homola at 2 Partridge Lane. Misc. Debris Inquiry letter sent 8/23. Car was removed two weeks later. Will inspect before 9/22.
- Nate Brewer at 1129 Co Rd CDA. Misc. Debris Inquiry letter sent 9/1. If no action, first citation on 10/3.

Site Visits:

- Went to Brocky Lake and County Road CVV to familiarize with area.

Currently working on four classes. Completed requirement for Master Citizen Planner certification.

PUBLIC COMMENT

Lori Anderson expressed that she wants to continue to be a good neighbor but has concerns of Quinells proposed land use in relation to their neighboring property.

ADJOURNMENT

The meeting was adjourned at 7:20pm by Kennedy.

Respectfully submitted,
Leah Dompierre, Recording Secretary