

ELY TOWNSHIP
Planning Commission
September 11, 2023 – 6:30pm
Meeting Taped and In-Person

CALL TO ORDER

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

ROLL CALL

Steve Bertucci Jr., Michael Anderson, and Randy Ruppel – Present. Aaron Carr and Cheryl Grove – 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 Anderson to approve the minutes from the August 14, 2023 meeting. Seconded by Bertucci Jr. Ayes - 3, Nays – 0, Absent – 2. Motion passed.

COMMUNICATIONS/CORRESPONDENCE

None.

APPROVAL OF AGENDA

Motion by Anderson, with support from Bertucci Jr. to approve the agenda with the addition of Ely Township Park Property to New Business. Ayes - 3, Nays – 0, Absent - 2. Motion carried.

PUBLIC COMMENT

None.

PUBLIC HEARINGS:

- A. North Lake Stone Rezoning: The findings of fact were read for an application from North Lake Stone, LLC for parcel 52-03-212-002-10 to consider rezoning from Timber Production

(TP) to Residential 2 (R-2) in preparation for a land division they have applied for. Area will not be part of the existing condominium area known as North Greenwood Lakes, therefore will not have same rules. Access will be off Carp Creek Drive. A representative for North Lake Stone was not present. Public comment was heard from Carl Hosang asking for clarification on size and number of parcels created from intended land division. Public Comment was heard from John Tyrell regarding water access for future builds as he has concerns about the impact on his own well. Public Comment was also heard from Melissa Bursack regarding concerns about access to the property for the public as she stated her and her family used to walk and enjoy the trails in that area since it is quiet and less busy than her neighborhood. ZA Bertucci stated that since this is private property, access to it is not something that can be taken into consideration and that any access to private property is at the discretion of the property owner and the Planning Commission has no control over who purchases land and what they choose to do with it. Bertucci Jr. asked for clarification on number of lots intended (7). Motion by Anderson to approve rezoning of parcel from TP to R-2. Bertucci Jr. supported. Ayes – 3, Nays – 0, Absent - 2. Motion carried.

OLD BUSINESS

- A. Master Plan discussion – Plan was discussed during work session before meeting. Survey has closed and additional articles have been assigned.
- B. The US-41 Corridor Minutes were discussed.
- C. Park Signs Review – John Jessen at Westwood High School said students would be excited to do Diorite Park and cemetery signs. The Board has also approved for new signs to be placed at the Barnes & Hecker Memorial Site as well as at the old Dexter Kiln site. Westwood's machinery will be capable of placing Ely Township logo on signs to keep all new signage within the township consistent in design. ZA Bertucci will ask Mr. Jessen for dollar estimates for Diorite Park and cemetery signage to be presented at next meeting.
- D. Jerzi's Discussion – The current addition build does not show room for driveway access to back of building like original plan showed. Fencing has also not been put up, which was part of Conditional Use approval in March 2023 and will need to file extension if not put up by March 2024. ZA Bertucci will draft letter from the Planning Commission requesting an updated site plan.

NEW BUSINESS

- A. Ely Township Park Property – Supervisor Laakso is requesting to start forming a plan for use of parcel # 52-03-211-001-00. Previous discussion for placing a disc golf course in area still in consideration as popularity continues to grow. Motion by Anderson to approach Board to receive bids for putting in a parking lot and access road for future development of property off of Co Rd 478/496. Seconded by Bertucci Jr. Ayes - 3, Nays – 0, Absent - 2. Motion carried.

ZONING ADMINISTRATORS REPORT

Zoning Administrator Bertucci discussed all new approved zoning permits.

Ongoing:

- A. Slawski/Former Diorite School: No contact from Mr. Slawski to Township or to Attorney. No decision from court as of yet. Attorney Zappa sent letter to Mr. Slawski regarding ongoing activity at the former school involving the garage and the campers on property. Attorney suggests Planning Commission ask Township Board to consider enforcing Dangerous Building Ordinance as this could be more effective.
- B. Carello/Beaupied: vehicles moved from Beaupied property to Carello property. Scaffolding set up around front-end loader in apparent attempt to fix it has been observed. No communication has been received from either party, will reach out to Attorney Zappa about issuing more tickets.
- C. Greenwood Gas Station Property: A third letter for violation of conditional use was sent on 9-5-23 to both the property owner (Jim Penrose) and construction company (Will Rajala). Phone conversation with Will Rajala on 8-21-23 about situation and due dates with no application submitted. Next deadline is 9-20-23 for application to be received before next Planning Commission Meeting.

Multiple violations of miscellaneous debris, dangerous building, and animal ordinances were observed by both Assessor Bertucci and assistant, Al Harris during assessment mass-appraisals. Suggested bringing in a dumpster next spring for residents to dispose of junk for free as other townships have done. Concerns of lack of staff and rising disposal costs to do so.

Erin Bertucci, Zoning Administrator

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 7:20pm by Vice Chair Ruppel.

Respectfully submitted,
Leah Dompierre, Recording Secretary