

Ford River Township Planning Commission
Regular Meeting Minutes
November 3, 2021

Meeting was called to Order at 7:00 pm by R. Livingston and the Pledge of Allegiance was recited.

Present: P. Dagenais, K. Jaeger, R. Livingston, J. Church, K. Mineau. Absent: None

Public Comment on Agenda Items - None

Conflict of Interest Declaration

- P. Dagenais will abstain from all short term rental special use permits/discussion.

Public Hearing

- McBink, LLC, Frank and Leanne Bink
K. Jaeger made a motion to open the public hearing, seconded by J. Church. Unanimous Approval.

Zoning Administrator C. Detiege explained the permit, and stated he did not receive any communications. The property does have a shared driveway with one neighbor.

The commission discussed the permit and that it would need the standard requirements, as well as a signature of approval from the neighbor with the shared driveway.

The permit would need:

- Septic Approval
- Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors
- Contact Info Provided to All neighbors
- No Structural Changes to the Property
- To be renewed yearly
- Limit 8 persons

Voting on Section 604 General Standards Commenced.

A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;

Motion Made to accept by J. Church, Seconded by K. Mineau. Unanimous Approval.

B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

Motion Made to accept by J. Church, Seconded by K. Mineau. Unanimous Approval.

C. Will not be hazardous or disturbing to existing or future neighboring uses;

Motion Made to accept by J. Church, Seconded by K. Mineau. Unanimous Approval.

D. Will not diminish the value of land, buildings, or structures in the District and shall represent an improvement to the property under consideration and to the community as a whole;

Motion Made to accept by R. Livingston, Seconded by J. Church. Unanimous Approval.

E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;

Motion Made to accept by R. Livingston, Seconded by J. Church. Unanimous Approval.

F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Motion Made to accept by R. Livingston, Seconded by J. Church. Unanimous Approval.

G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors:

Motion Made to accept by R. Livingston, Seconded by J. Church. Unanimous Approval.

H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.

Motion Made to accept by R. Livingston, Seconded by J. Church. Unanimous Approval.

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.

Motion Made to accept by R. Livingston, Seconded by J. Church. Unanimous Approval.

Motion was made by J. Church to approve the permit with the conditions, seconded by K. Mineau. Unanimous Approval.

Motion was made by K. Jaeger to Close the public hearing, seconded by J. Church. Unanimous Approval.

Minutes

- Planning Commission meeting minutes from October 2021 were approved with a motion by K. Mineau, seconded by J. Church. Unanimous approval.

Reports

- Zoning Administrator C. Detiege provided the commission with the October 2021 Zoning Administrators Report.

Permits

- Z1174 - Kymberlee Bateni, R1, E5179 M35, Escanaba, MI, 10/1/21
009-064-050-00, Breezeway
- Cory Pangborn, C, 5808 G.5 Rd, Bark River, MI, 10/5/21
009-235-014-00, Commerical Building for selling Bait
- Sandy Aylward, RR, 5212 F. Rd., Bark River, MI, 10/12/21
009-234-005-00, New Shed and New Green House
- Jacob & Kody McCann, RR, 3394 9th Ln., Bark River, MI, 10/26/21
009-080-011-10, New Home and Garage

Special Use Permit Applications - None

Unfinished Business

- 5 year recreation plan - Waiting for the DNR grants division to grant CUPPAD to be considered a consultant so they can access the grant program. Once this is completed, the plan will come to the Planning Commission.
- Potential Zoning Changes - Zoning Administrator Detlege showed the planning commission on the map the areas he thought should be considered for changes. The planning commission

will drive through those areas and discuss next month.

- Marijuana - The planning commission has decided to have a special meeting to see what the township would like in regards to Marijuana. This meeting will take place February 16 at 6 pm. C. Deitege will also see about getting this added to the Tax Bill.
- Short Term Rental Special Meeting (House Bill 4722) - The commission discussed the special meeting, as well as House Bill 4722. They have decided to proceed as planned, unless the bill is passed, and then would re-group.

New Business

- Pam Heffner Caron presented the commission with changes she felt were needed with the Planning Commissions September Meeting Minutes. The commission did not feel any changes were needed. Role call vote was taken in regards to changing the minutes.
P. Dagenais - No, K. Jaeger - No, R. Livingston - No, J. Church - No, K. Mineau - No.
Minutes will remain as originally accepted.

Communications - None

A motion to adjourn was made by K. Jaeger, seconded by P. Dagenais. Unanimous approval. Meeting was adjourned at 8:21 pm.

Kurt Jaeger 12-1-21

