

Ford River Township Planning Commission  
Regular Meeting Minutes  
January 7, 2021

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

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

**Public Comment on Agenda Items** - None

**Conflict of Interest Declaration** - None

**Public Hearing**

- Kobasic Special Use Permit

K. Mineau made a motion to open the public hearing, seconded by P. Dagenais.

Supervisor Nelson explained the permit to the commission, and stated there was no response from the Township either in support of, or against.

Ray Fettig commented that if this approved, it would be seen as commercial property, Supervisor Nelson agreed, but stated that would only be for tax purposes.

The commission discussed the permit in length, that it would be the first legal short term rental in the township. There was some concerns that the special use permit is indefinite and would go with the property. The commission was concerned with the permit lasting forever, if there was ever an issue with it. Also, structural changes to the property were discussed, currently its just a standard home.

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 R. Livingston, 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 R. Livingston, Seconded by K. Mineau. Unanimous Approval.*

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

*Motion Made to accept by R. Livingston, 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 K. Mineau. 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 K. Mineau. 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 K. Mineau. 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 K. Mineau. 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 K. Mineau. 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 K. Mineau. Unanimous Approval.*

Motion was made by R. Livingston to approve the permit as written as long as there are no structural changes. Permit is valid until February 1, 2023, seconded by K. Mineau. Unanimous Approval

Motion was made by R. Livingston to Close the public hearing, seconded by K. Mineau. Unanimous Approval.

## **Minutes**

- Planning Commission meeting minutes from November 2020 were approved with a motion by P. Dagenais, seconded by K. Mineau. Unanimous approval.

## **Permits**

### **November**

- Z1107 - Donald Nolde, RR, Needs Address, 11/20/2020  
009-133-003-00, New Home
- Z1108 - Dennis Dubord, RR, 3081 13th Lane, 11/20/2020  
009-151-024-10, Moving Garage, Adding Breezeway
- Z1109 - John Thieme, R1, E4785 State Highway M35,  
009-370-051-00, Remove current Buildings, New Home and Garage

### **December**

- Z1128 - Bryan Thetford, 3385 9th Lane, 12/9/2020  
009-080-011-00, Land Division

## **Unfinished Business**

- Short Term Rentals - Supervisor Nelson will re-identify the short term rentals that are

currently renting that are not doing it legally and get letters sent out to them.

- RV Parking - One of the places in question along M-35 has been doing it prior to the ordinance, so they are grandfathered as a non-conforming use. However, any expansion on the non-conforming use would need to go in front of the commission. This use has definitely expanded over the years without the consent of the planning commission. Supervisor Nelson will send a letter out to the property owner.
- Outdoor Storage - The commission looked at a proposed definition of Commercial Outdoor storage to be added to the agenda, as well as a conditional permitted use with a special use permit in the RR district.

### **New Business**

- Bike Path - Walter Sheedlo was in attendance proposing a bike path from Ford River to Menominee. Due to the high costs the township would need to look into grants. In order to be eligible for grants the township would need a Five year Recreation Plan. Supervisor Nelson will start looking into what it would take to create this plan.
- Hanley Zoning - The homeowner is interested in starting a greenhouse business. The home is located in R1, but they also own a piece of property behind the house that is R2, the greenhouse would be on R2, but the business would be from the house. The commission did not feel as though this was an acceptable use for R1.
- Mark and Bonnie - They combined two lots and removed a small house on one, the zoning permit does not show that the house was removed. They feel they are being taxed on two houses. The commission felt as though this was an issue for the Tax Assessor.
- Resolution for Meeting Dates - There is a conflict with Thursday nights for both of the Township board Trustees, the planning commission has a Trustee serve on the commission as a liaison member. Planning Commission meetings will be moved to the first Wednesday of the month.
- Master Plan Review - Tabled until next month.
- Annual Report - The commission looked at the annual report that was prepared. Motion was made by P. Dagenais, seconded by K. Mineau. Unanimous Approval to approve the 2020 Annual Report.
- Election of Planning Commission Officers - Tabled until next month to allow the Township Board to appoint additional members to the commission. Currently the commission only has 3 of 5 members.

**Communications** - None

**Public Comment on Non-Agenda Items** - None

A motion to adjourn was made by R. Livingston, seconded by K. Mineau. Unanimous approval. Meeting was adjourned at 8:31 pm.

*K. Mineau* 2-3-21