

Ford River Township Planning Commission
Regular Meeting Minutes
October 5, 2022

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

Present: K. Jaeger, K. Mineau, P. Dagenais, R. Ness, J. Church.

Public Comment on Agenda Items - None

Conflict of Interest Declaration - None

Public Hearing

- Verhamme - Short Term Rental

K. Jaeger made a motion to open the public hearing, seconded by R. Ness. Unanimous Approval.

Zoning Administrator C. Detiege explained the permit, and stated we had two emails in favor of, and 3 phone calls, two in favor of, one indifferent.

The commission discussed the permit as well as conditions and there was no public comment.

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 4 persons
- Inspected by zoning administrator at any time with notice
- No Pets

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 R. Ness. 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 R. Ness. Unanimous Approval.

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

Motion Made to accept by J. Church, Seconded by R. Ness. 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 J. Church, Seconded by P. Dagenais. 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 J. Church, Seconded by R. Ness. 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 J. Church, Seconded by P. Dagenais. 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 J. Church, Seconded by R. Ness. 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 J. Church, Seconded by P. Dagenais. 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 J. Church, Seconded by R. Ness. Unanimous Approval.

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

Motion was made by K. Jaeger to approve the permit with the conditions, seconded by P. Dagenais. Unanimous Approval.

Minutes

- Planning Commission meeting minutes from September 2022 were approved with a motion by J. Church, seconded by P. Dagenais. Unanimous approval.

Reports

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

Permits

- Morgan Kalms, R2, E5114 State Hwy M35, 9/2/2022
009-064-069-00, New Storage Shed/Pump House
- Curtis Servant, R2, 6168 G.5 Rd, 9/2/2022
009-127-022-00, New Storage Shed
- Kelly Beauchamp, R2, E4980 State Hwy M35, 9/5/2022
009-370-008-00, New Fence
- Gary Brayak, RR, PO Box 182, Escanaba, 9/15/2022
009-380-006-00, New Shed

Special Use Permit Applications / ZBA Applications

- Briggs - Special use Permit, tabled until Zoning Administrator Detiege can get more information.

Unfinished Business

- Marijuana - The commission went through information from the lawyer. Zoning Administrator Detiege will bring the information back to the Township Board
- Master Plan Update - Board is reviewing quotes.
- CIP (Capital Improvement Plan) - Still waiting on inventories.

New Business - None

Communications - None

Public Comment on Non-Agenda Items

- Zoning Administrator Detiege brought up that many short term rentals are going to be coming up for renewals. The commission is looking at options to streamline the referrals.

A motion to adjourn was made by K. Jaeger, seconded by P. Dagenais. Unanimous approval. Meeting was adjourned at 7:58 pm.

Kurt Jaeger 11-2-22