

Ford River Township Planning Commission
Regular Meeting Minutes
December 7, 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, R. Ness, J. Church. Absent: P. Dagenais

Public Comment on Agenda Items - None

Conflict of Interest Declaration - None

Guest Speaker

- Graef was unavailable via Zoom due to technical difficulties. They have started gathering information, commission will have workshop with the board. We will have some proposed dates in January.

Public Hearing

- Colton Fisher - Custom metal fabrication shop and welding repair.

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

Zoning Administrator C. Detiege explained the permit.

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

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. Ness, Seconded by J. Church. 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. Ness, Seconded by J. Church. Unanimous Approval.

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

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

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

Motion was made by K. Jaeger to approve the permit as home occupation II, seconded by J. Church. Unanimous Approval.

- Daniel Biggs - Resort.

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

Zoning Administrator C. Detiege explained the permit. The owners are looking to open an ice cream shop and a souvenir / gift shop. The also provided the commission with their plan for parking.

The commission discussed the permit in regards to the ordinance and the definition of a resort. A few of the neighbors were present and had concerns with them renting out all of the cabins. The Biggs stated they would not be using anything on the property for short term rentals.

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for the establishment of the proposed use shall be able to provide adequately any such service;

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

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

Motion was made by J. Church to approve the permit as written, with no short term rentals permitted, phase 3 parking in place (see attached) and septic approval, seconded by R. Ness. Unanimous Approval.

Minutes

- Planning Commission meeting minutes from November 2022 were approved with a motion by J. Church, seconded by R. Ness. Unanimous approval.

Reports

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

Permits

- Delta Fence, R1, E5105 State Hwy M35, 11/7/22
009-064-088-00, New Fence

Special Use Permit Applications / ZBA Applications

- Berube - Special Use Permit, set for January 4, at 7 pm.

Unfinished Business

- Marijuana - No update, still with Township Lawyer.
- CIP (Capital Improvement Plan) - No Update.

New Business - None

Communications

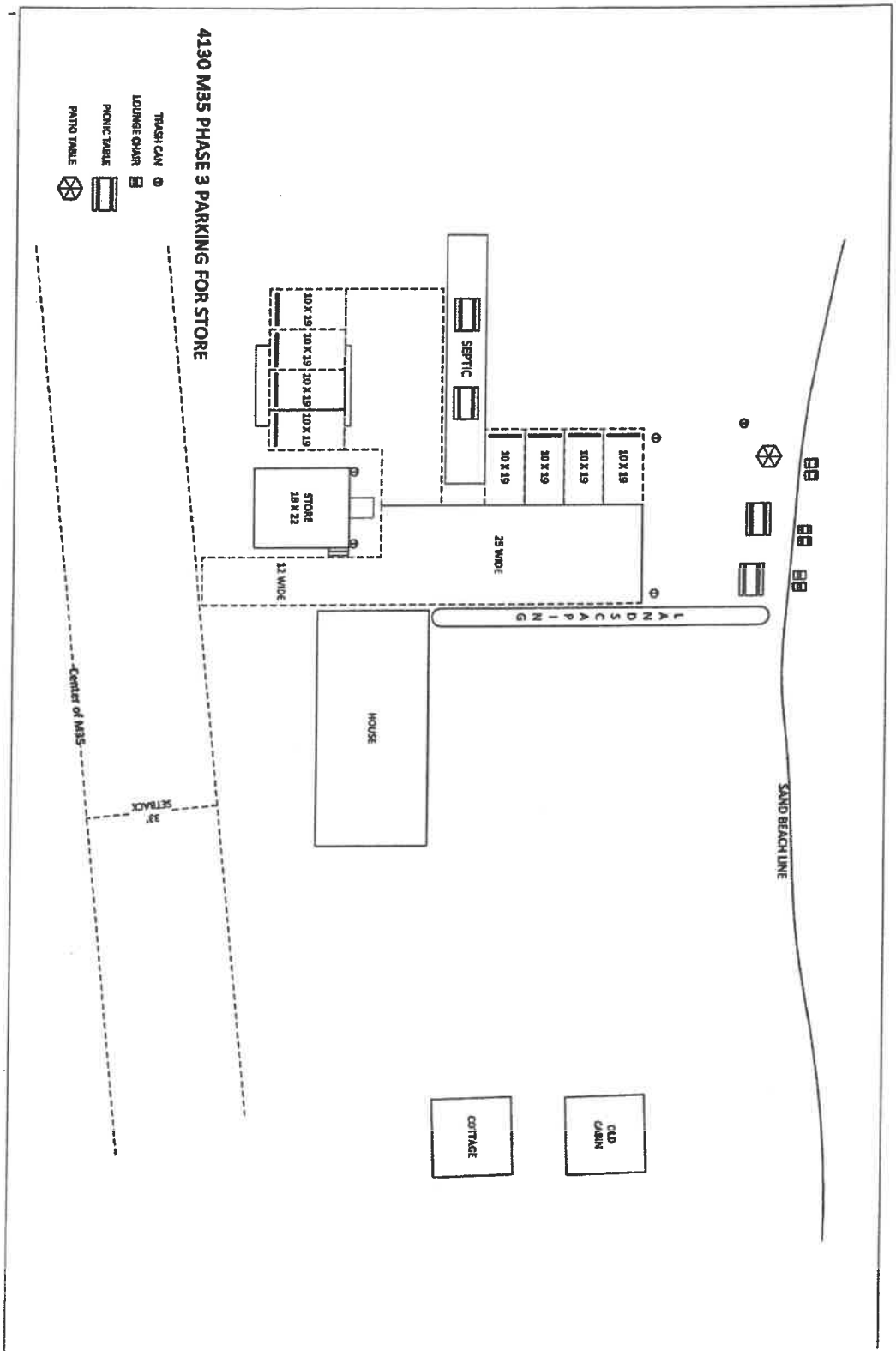
- Zoning Administrator Detiege wanted to let the commission know that two seats are available on the planning commission. The board is accepting applications. P. Dagenais will not be turning in an application.

Public Comment on Non-Agenda Items

- Debbie Brown - Thanked Paul for his time on the planning commission, it's a tough job and she appreciates the time dedicated.
- Someone on Zoom asked for a copy of the Agenda prior to the meeting. Zoning Administrator Detiege said that it was not required, but would see what he could do.

A motion to adjourn was made by K. Jaeger, seconded by J. Church. Unanimous approval.
Meeting was adjourned at 8:04 pm.

K. Jaeger 1-11-23



Kurt Gray

1-11-23