

Ford River Township Planning Commission
Regular Meeting Minutes
February 1, 2023

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

Present: J. Church, K. Jaeger, K. Mineau, R. Ness, S. Ribble

Public Comment on Agenda Items - None

Conflict of Interest Declaration - None

Public Hearing

- Berube - Special Use

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

Zoning Administrator C. Detiege explained the permit, Joe Berube was looking to combine two parcels and make them apart of Sandy Shores Cottages.

The commission discussed the permit, Sandy Shores is currently Non-Conforming A. Discussion continued to the pros and cons of this permit.

Jim Ciminskie stated as a previous member of the planning commission, historically non-conforming businesses have not been able to expand, he's also concerned about the people staying crossing the road and using the beach at the current property.

Amy Chown - Stated she was not for or against the permit, but was also concerned with people crossing and coming through their lawns to access the beach. She also said she did not receive anything in the mail in regards to the permit.

Debbie Brown, Township Clerk - Stated that the letters were sent, but to the physical address, and there are no mailboxes. She would get it updated.

Ray Fettig - Asked if there already was a short term rental on the property.

Debbie Brown - Said this permit maybe should have been for the Short Term Rental as it was paid "after the fact"

The commission discussed the permit further and feels as though it needs to be broken down, and into separate permits for what Mr. Berube is trying to do with the property.

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

Motion was made by K. Jaeger to deny the permit as written, seconded by J. Church. Unanimous Approval.

Minutes

- Planning Commission meeting minutes from January 2021 were approved with a motion by J. Church, seconded by R. Ness. Unanimous approval.

Reports

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

Permits

- Mary Savage, RR, 4582 K Rd, 1/3/23
009-056-020-00, New Fence

Unfinished Business

- Marijuana - The lawyer has provided a draft of the ordinance, the commission will review and discuss next month.
- CIP (Capital Improvement Plan) - No Update.
- Master Plan - Graef has provided the commission with a draft website, as well as a draft of the community survey. Open house will be held February 15.

New Business

- Short Term Rental Renewals - As we are coming up on Short Term Rentals needing to be renewed. The commission decided that we should have a form for the property owner to fill out, fee paid, letters sent to the neighbors in regards to the renewal, as well as a site inspection by the Zoning Administrator. The information would be brought to the commission to discuss the potential renewal.
- Sandy Shores - As a non-conforming property, any changes need to be brought to the planning commission. Joe Berube explained that the current office is in disarray, and he would like to do an update. The update would include a new office, with two stories above as living space and a look out deck modeled to look like a lighthouse. This structure would be separated from the house. Zoning Administrator Detiege stated it would need to be 10' to fit the ordinance. Discussion of a light in the lighthouse was also discussed in detail, the commission stated it could not be a nuisance to neighbors, and would need to fit the ordinance.

The commission discussed these changes in detail, and reminded Mr. Berube he would need all appropriate permits.

A motion was made by R. Ness to allow the change as long as it remains in the same square footage as the current office building, with allowance to expand one rental unit, seconded by J. Church. Unanimous Approval.

Special Use Permit Applications / ZBA Applications - None

Communications - None

Public Comment on Non-Agenda Items - None

A motion to adjourn was made by J. Church, seconded by K. Jaeger. Unanimous approval. Meeting was adjourned at 8:24 pm.



3-1-23