

Ford River Township Planning Commission

Regular Meeting Minutes

March 6, 2024

The meeting was called to order by K. Mineau at 7:00 p.m.

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

Public Comment on Agenda Items

- C. Detiege added Training Sessions under Administrators Report
- J. Church added ZBA Board Planning Commission Representative

Conflict of Interest Declaration

- None

Public Hearing

- J. Church made a motion to open a public hearing regarding Special Use Permit for a STR at 4116 State Highway M35, Escanaba, MI. R. Ness seconded. Unanimous Approval

C. Detiege stated that he received 3 phone calls regarding the permit (2 were in favor and 1 had no opinion) and 1 email in favor.

No Public Comment

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

The commission discussed the permit as well as the conditions.

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.

Roll Call: R. Ness Y, R. Fettig Y, K, Mineau Y, J. Church Y

- 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.

Roll Call: R. Ness Y, R. Fettig Y, K, Mineau Y, J. Church Y

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

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

Roll Call: R. Ness Y, R. Fettig Y, K, Mineau Y, J. Church Y

- 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.

Roll Call: R. Ness Y, R. Fettig Y, J. Church Y, K, Mineau Y

- 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

Roll Call: R. Ness Y, R. Fettig Y, J. Church Y, K, Mineau Y

- 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.

Roll Call: R. Ness Y, R. Fettig Y, J. Church Y, K, Mineau Y

- 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

Roll Call: R. Ness Y, R. Fettig Y, J. Church Y, K, Mineau Y

- 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.

Roll Call: R. Ness Y, R. Fettig Y, J. Church Y, K, Mineau Y

- 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

Roll Call: R. Ness Y, R. Fettig Y, J. Church Y, K, Mineau Y

Motion was made by J. Church, Seconded by R. Ness to approve the permit contingent upon the following conditions:

Septic Approval

Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors

Contact Info Provided to all neighbors.

To be renewed yearly (Permit would expire December 31, 2025)

Limit 8 persons

Can be inspected by the Zoning Administrator at any time.

No Pets

Roll Call: R. Ness Y, R. Fettig Y, J. Church Y, K, Mineau Y

Motion Passed

