

Ford River Township Planning Commission
Regular Meeting Minutes
December 6, 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. Absent: S. Ribble

Public Comment on Agenda Items - None

Conflict of Interest Declaration - None

Public Hearing

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

Zoning Administrator C. Detiege explained the permit for a large garage.

One email was received stating the applicant had already started building, nothing against. No public comment.

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

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, with the homeowner providing signatures by R. Ness, Seconded by J. Church. Unanimous Approval.

Motion was made by J. Church to approve the permit with the condition the owner pay for an after the fact permit, seconded by R. Ness. Unanimous Approval.

Minutes

- Planning Commission meeting minutes from November 2023 were approved with a motion by J. Church, seconded by R. Ness. Unanimous approval.

Reports

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

Permits

- Marvin Stensberg, RR, 912 Lake Shore Dr., Escanaba, 11/22/23
009-238-022-00, Pole Building

Unfinished Business

- Master Plan - No update from Graef, changes were sent. Zoning Administrator Detiege is going to look into other company's for quotes for the Zoning Ordinance update.

New Business - None

Short Term Rental Renewals

- Zoning Administrator Detiege is working with the clerk to have everything set for the January 17th meeting.

Special Use Permit Applications / ZBA Applications

- Nault - Special Use Permit, set for January 3, at 7pm.
- The commission had a few residents show up in regards to the Nault permit, they were allowed to express their concerns
- John Gucky - has concerns with the hours of operation and having a tavern in the neighborhood, if the permit can be changed with new owners. Was also concerned that letters were only sent to folks within 300'
- Scott Laviolette - Is totally against, that intersection is dangerous and it doesn't fit the environment.
- Linda Laviolette - stated that she spoke with neighbors and they also have concerns with the parking lot use and people littering. She feels that traffic at the corner will be a concern and doesn't feel the business belongs in the neighborhood.

Communications - None

Public Comment on Non-Agenda Items

- R. Fettig - Asked when the commission sets their meeting dates, and wanted to wish everyone a Merry Christmas.

A motion to adjourn was made by R. Ness, seconded by K. Jaeger. Unanimous approval.
Meeting was adjourned at 7:37 pm.