

Ford River Township Planning Commission
Regular Meeting Minutes
October 6, 2021

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

Present: P. Dagenais, K. Jaeger, R. Livingston, J. Church, K. Mineau. Absent: None

Public Comment on Agenda Items - None

Conflict of Interest Declaration

- R. Livingston will not participate in the Public Hearing for the Ordinance Review
- P. Dagenais will abstain from all short term rental special use permits/discussion.

Public Hearing

- Ordinance Review
K. Jaeger made a motion to open the public hearing, seconded by K. Mineau. Unanimous Approval

K. Mineau acted as chairman for the public hearing and asked for public comment. There was no public comment, the commission reviewed the changes and went through the definition of Outdoor Storage as well as where it would be allowed by special use permit.

A motion to approve as written and send to the Township Board was made by K. Jaeger, Seconded by K. Mineau. Roll Call Vote was taken. K. Mineau - Yes, K. Jaeger - Yes, P. Dagenais - Yes.

J. Church abstained from voting as she is a member of the Township Board.

Motion was made by K. Jaeger to close the public hearing, seconded by K. Mineau. Unanimous Approval.

- 906 Vacation Rentals, David LaCosse
K. Jaeger made a motion to open the public hearing, seconded by J. Church. Unanimous Approval.

Zoning Administrator C. Detiege explained the permit. The applicant was looking to use his cabin on the property as a short term rental.

C. Detiege explained to the applicant that because the property is on a private road, in order to meet the requirements of the ordinance, the roadway in question has an improved surface of 22' or more in width. The applicant would also need to get signatures from everyone on the road that they approve the special use permit.

One letter was received from a neighbor with some concerns in regards to not having a contact for the owner of the property, increased traffic on their private drive and issues with the renters having dogs.

Jack Jacquette, another neighbor, stated he had the same issues as the letter written. The lack of communication, as well as the issues with dogs, he does believe you can do short term rentals where you don't allow dogs. They have also had some issues with loud groups and he believes communication with the owner can fix that. Outside of those issues he's perfectly fine with a short term rental being down the road. He also feels like the applicant should communicate with the gentlemen that maintain the road as it is a private road.

This special use permit will be tabled. David LaCosse stated he would like to see the rules in writing for private roads, and will get back with the township if he would like to proceed.

Motion was made by K. Jaeger to close the public hearing, seconded by K. Mineau.
Unanimous Approval.

- Yooper Rentals, RJ & Jamie Beaver

K. Jaeger made a motion to open the public hearing, seconded by P. Dagenais.

Zoning Administrator C. Detiege explained the permit. The applicant has a camper on a double lot that they are looking to use as a short term rental.

RJ Beaver said they purchased the property last year, had new electrical ran, which they have permits for, they also have permits for the well and septic tie-ins, as they were on the property when they bought it.

C. Detiege said he received from the neighbors, one yes, one no and one complaint about loose dogs.

K. Jaeger questioned our Ordinance and if we allowed a camper as a permanent residence on a property. The ordinance states "No temporary dwelling shall be occupied for more than ninety (90) days in any one calendar year." She stated she had some issues with allowing as a short term rental if we don't even allow it as a dwelling. J. Church asked about it not being occupied and the ordinance does allow the storage of one recreational vehicle on a property that is the owner of the properties.

K. Jaeger also brought up having septic approval. R. Livingston asked about the previous house on the property. RJ stated it was a house trailer. Debbi Brown asked about the septic as RJ stated it was fairly new, she stated it was a health department issue, that once you remove the dwelling its no longer grandfathered and has to be brought up to today's code. RJ stated he did pull permits to do this.

Ray Fettig asked about many people would be staying there, and RJ stated they never told him, but he does have a 5 person limit on the camper.

Cindy Wallin, a neighbor, stated she agreed about the communications, they were never told this was going to be happening next to them. They are very close. She asked if this would effect their zoning, if he were re-zoned. K. Jaeger explained it is not re-zoning, the application is just for a special use permit. She also stated that they have issues with dogs, and that privacy is also a big issue.

Ben Johnson, another neighbor, stated he has also had issues with the dogs. Ben is only about 100 ft away, the width of the Wallin's property.

Cindy, then stated that maybe a fence could be put in place for privacy, she's not sure how that fixes the dogs.

The commission discussed in length, if the permit were approved what special requirements would need to be put in place. K. Jaeger stated she still had concerns with the 90 day rule, how to we monitor it. S. Nelson stated that we could put a clause in the permit that if he is caught violating the 90 days, his permit would be void. It was discussed that a start date and end date could be placed on the special use permit.

Continuing discussion with the commission and the neighbors, the commission looked at putting requirements on the permit.

First, the permit would be contingent upon well/septic approval from the Heath Department.
The permit would need:

- To be renewed yearly

- 90 day use, dates of use would be June 1- August 29

- 8 Ft fence installed

- No Dogs

Fire Extinguishers/Smoke Alarm/Carbon Monoxide Detectors
Contact Info Provided to All neighbors
No Structural Changes to the Property
Limit 5 persons

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 K. Mineau, 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 J. Church, Seconded by K. Mineau. Unanimous Approval.

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

Motion Made to accept by K. Mineau, 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 K. Mineau, 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 K. Mineau, 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 K. Mineau, 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 K. Mineau, 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 K. Mineau, 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 K. Mineau, Seconded by J. Church. Unanimous Approval.

Motion was made by J. Church to approve the permit with the conditions, seconded by K. Mineau. Unanimous Approval.

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

Minutes

- Planning Commission meeting minutes from September 2021 were approved with a motion by K. Mineau, seconded by P. Dagenais. Unanimous approval.

Reports

- Zoning Administrator C. Detiege provided the commission with the September 2021 Zoning Administrators Report.

Permits

- Z1170 - Mitchell & Michelle Taylor, R1, 5587 Portage Point Rd, 9/13/21
009-530-039-00, Extension for Master Bedroom
- Z1172 - Kevin Chown, R1, 220 S 4th St. Escanaba, MI, 9/23/21
009-302-041-00, New Home
- Z1173 - Craig Asgard, R2, 3711 L.15 Ln, Escanaba, MI, 9/30/21
009-065-079-00, Extension for Garage

Unfinished Business

- 5 year recreation plan - CUPPAD is working on drawing up the final draft, hopefully for next months meeting, if the planning commission approves then it will go out for review by the community.
- Potential Zoning Changes - Zoning Administrator C. Detiege mentioned a few areas that are currently RR, but are highly populated, and should maybe be R2. Or there are some areas that are R2 that should be RR. He will provide the commission members with these areas, so they can take a look at them. We now have a map that could be used, if the commission would like to proceed, we would have to have multiple open meetings for public feedback.
- Marijuana - Tabled until next month. D. Brown did mention to the commission that the board was only looking at Retail and Growing at this time.

New Business

- Special Use Permit Process - Zoning Administrator C. Detiege wanted to make sure the commission all knew the process for the Special Use Permit. After the application is received by the Zoning Administrator, it is to be brought to the commission to set the date. This will be a line item added to the agenda. The Bink Special Use Permit will be held at the November Planning commission meeting.
- Short Term Rentals in R1 - The commission looked towards setting a date for a special meeting to allow people of the township to tell them how they would like short term rentals handled. After discussion, it was set for January 19, 2022 at 6pm. This will allow the commission to get the information out to the public, via many sources, but the big one being the tax bill.
- Zoning Administrator - C. Detiege spoke about the position and stated it was a lot more hours than he was expecting and that enforcement can be extremely difficult. He has considered resigning, and was planning on asking the township board for a raise.

Communications

- Pam Caron - Asked about the wood business across from Breezy, C. Detiege informed her that it is a commercial area. She asked about blight. S. Nelson stated that they can make them clean it up, but they can't stop them from doing what they are doing as it is a commercial zone. He also stated that he has not received a formal written complaint.
- Ray Fettig - Stated he would like to see the website used more.

A motion to adjourn was made by P. Dagenais, seconded by K. Jaeger. Unanimous approval.
Meeting was adjourned at 9:06 pm.

Kat Jaeger 11-3-21