

ESCANABA TOWNSHIP PLANNING COMMISSION MEETING MINUTES

October 4, 2021 Escanaba Township Hall 7:30 pm

4618 County 416 20th Rd Gladstone MI 49837

Meeting called to order at 7:38 pm by Chairperson, Dean Van Loon followed by recital of the Pledge of Allegiance.

Roll Call: Theresa Norton, Larry Klope, Greg Faust, Norm Fleury, Renee Richer, Theresa Chenier, Dean VanLoon. All commission members are present.

Motion to approve September 7, 2021 minutes with spelling corrections and date to state October 4, 2021 for the next meeting, was made by Greg Faust. Second Larry Klope. Verbal Vote: TheresaN YES LarryK YES GregF YES NormF abstained (not present at 9/7/21 meeting) ReneeR YES TheresaC YES DeanV YES. Motion passed with 6 Yes votes and 1 abstained.

PUBLIC COMMENTS (re: agenda) NONE

Zoning Administrator Al Gareau said he is waiting for response back from attorney on the LaBumbard blight case. No other new updates.

Theresa Chenier, Board Liaison, gave the following update from September 20, 2021 board meeting: They are continuing work on the new address emergency fire signs. There is now a job application on file at the township office. There was a new reimbursement form approved to be used for all mileage reimbursement requests. The Janitor and Grounds Keeper job description was approved. There should be contracts for snow plowing, cemetery and tax assessor. Annexation was discussed. I-9 forms are required for employees to verify a potential employee's identity and whether they are authorized to work in the U.S. A copy of the cemetery map is in the process.

OLD BUSINESS: Future Land Use Map previous discussion and decision was made to potentially add residential expansion in the NE section that is currently resource production. **Motion to approve CUPPAD provided draft map was made by GregF. Second TheresaN. Vote: TheresaN YES LarryK YES GregF YES NormF YES ReneeR YES TheresaC Yes DeanV YES. All yes votes. Motion passed.** Process will include sending to the Township Board for approval and a notice of intent to amend the Master Plan.

Dottie LaJoie informed that the Future Land Use Map is just one component of zoning plan. She also suggested there be a narrative written to go along with the Future Land Use Map. ~~There should be~~ ^{identify} public review prior to submission to the Board. The Master Plan should ~~identify~~ ^{identify} land uses, why the land uses should be changed in the future and differences between existing and what is desired for the future. This can then be the tool for future zoning discussions. It provides a visual guide for future land use discussions. It is a requirement of the Michigan Planning and Zoning Act. The worksheets handed out at previous meeting and then completed by the Planning Commission members, became the source for the map information. Notices need to be sent out to allow for public in-put. Then 42 days later the process can proceed. Dean questioned the sending out of notices prior to the Planning Commission completion of task. He requested copies of the notice letter and addresses they were sent to. Dottie

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agreed to get information to the members. Dean asked the members for a synopsis. He would like them to review the Master Plan and make recommendations for the next meeting.

Motion made by GregF to table the narrative section of the Future Land Use Map until next meeting. Norm F Second. Verbal vote: TheresaN YES LarryK YES GregF YES NormF YES ReneeR YES TheresaC YES DeanV YES. Motion passed.

NEW BUSINESS: The members received a copy of a suggestive typical solar ordinance put together by the township municipal attorney to get started on discussions and have a direction. Some areas of concern but not limited to are: GregF concerns were how to measure or determine abandonment. Renee suggested there needs to be separation between private and commercial solar systems. LarryK addressed whether abandonment is even enforceable and feels all types of solar need to be taken into consideration. There is commercial solar which is sold for a profit and there is private owned solar panels for private consumption.

NormF inquired if we are able to designate certain corridors for just solar. And the possibility of a conditional use permit. Dean mentioned that ground water issues and soil depths could be a deciding factor for any placement. We need more information to be able to protect our township.

Renee asked if adding a residential solar panel system should require a building permit. LarryK feels there should be one for height and off set requirements. Decibel measurement and how to set the number was discussed.

TheresaC mentioned 2 good sources of information are Sara Mills, University of Michigan and Brad Newman, Michigan State. She will distribute the information and *url* addresses to members.

There was a ZBA hearing held September 28, 2021 to consider a request for a detached garage on Chouinard property with more than 1 parcel. More research and zoning guidelines are being looked into to clarify if there can be a garage structure on a parcel without a home or if it would best to consolidate the adjoining parcels he owns, into one property. A six foot set back from the property line was approved but only if construction of new garage follows the ordinance guidelines. Tom Rymkos will follow up.

PUBLIC COMMENTS: Ann LaBumbard voiced concern about property she owns in the area the Future Land Use Map indicates as potential placement for residential development. Fred Minor thanked Mr. Van Loon for his professionalism and handling of recent hearing.

Member Comments: It was determined the website will receive the agendas after approval to post. The DRAFT copy will continue to be sent to members within 5 business days and also be posted on the information board outside the township hall.

Motion to adjourn meeting was made by TheresaC. Second by GregF. Verbal vote: TheresaN YES Larry K YES GregF YES NormF YES ReneeR YES TheresaC YES DeanV YES. Motion approved to adjourn meeting at 9:46 pm.

Next meeting of the Escanaba Township Planning Commission will be held November 1, 2021 7:30 PM at the Township Hall 4618 County 416 20th Rd Gladstone. Call 906-280-6182 for assistance to attend.

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