

**ESCANABA TOWNSHIP PLANNING COMMISSION JULY 6, 2021 MEETING
MINUTES 7:30 PM held at the
ESCANABA TOWNSHIP HALL 4618 COUNTY 416 20TH RD GLADSTONE, MI 49837
906-786-6200 15 participants present**

Meeting called to order at 7:33 PM by Chairperson Dean VanLoon followed by reciting the Pledge of Allegiance.

Verbal roll call: Present are Norman Fleury, Greg Faust, Theresa Norton, Renee Richer, Theresa Chenier, Dean Van Loon. All current commission members are present.

Motion to approve July 6, 2021 meeting minutes with corrections made by Greg Faust. Second by Theresa Norton. *Correction made: (reduced electricity) removed from paragraph 12 and replaced with statement from Chairperson VanLoon to read; "consider what consumption needs would be in our township and should we set aside land in the future land use map.)*

Verbal vote: NormF YES GregF YES TheresaN YES ReneeR YES TheresaC YES DeanV YES. Motion passes to approve July 6, 2021 minutes with correction.

PUBLIC PARTICIPATION: Robert Barron expressed that he feels the Solar Ordinance should be a priority for the Commission to complete.

Motion to approve and accept the Agenda with change to next meeting of the Planning Commission to be July 19, 2021 and then August 2, 2021 was made by ReneeR. Second by GregF.

Verbal vote: NormF YES GregF YES Theresa YES ReneeR YES TheresaC YES DeanV YES. Motion passed to accept agenda with correction made.

Zoning Administrator Report: Al Gareau said there is 1 cancelled home building permit due to high cost of building supplies at this time. He also has 2 permits for garages on lands that already have homes built.

Blight Update: Foster-Swift Law Firm has requested additional information on the LaBumbard blight case.

No Public Hearing scheduled or heard.

OLD BUSINESS:

Dotty LaJoie of CUPPAD, made a statement in response to Mr. Barron's concern, that CUPPAD is somewhat responsible for additional time the Planning Commission needs to be sure everything is in order before being able to develop a Solar Ordinance. Once the Master Plan and the Future Land Use Map are in place, zoning decisions can be made.

Dotty LaJoie provided the members with a copy of a township zoning map along with a worksheet "STRATEGIES FOR ESCANABA TOWNSHIP LAND USE DISTRICTS." This worksheet provides a description of each zoning type currently used in the township with a questionnaire to guide and assist in decisions to consider when producing a Future Land Use Map. The questions are: 1) In 20 years, what would you hope this area to look like? 1a) What purpose will it serve? 2) What are the biggest challenges and opportunities present in this area. 3) What is the primary strategy that should be used in this area to achieve that vision? 4) What uses are suitable for the area? 4a) Is anything missing or not appropriate for the area? 5) Should any zones be expanded, contracted or combined?

A copy was also provided to attendees of the meeting.

Chairperson VanLoon announced he would like the Commission members to complete the worksheets and be ready to hold discussion on these items at the next meeting on July 19, 2021. He would like to be able to come to a consensus on what is best for the township and then have open public comments at the August 2, 2021 meeting. This is an exercise. It is not intended to change zoning at this time. Other resources to review are maps from the Master Plan. When composing the Future Land Use Map consideration should be given to the next 20 years in the future. How should the township regulate healthy sustainable growth in the area.

DeanV along with all the Commission members thanked Dotty for her participation and for providing information to assist in making informed and educated decisions for the township's future.

NEW BUSINESS: A new Fence Ordinance was discussed. TheresaC provided a copy of another township's Fence Ordinance to the members as an example and comparison. She mentioned the reason to consider this new ordinance was because there has been concerns regarding fencing recently. Township resident, Fred Minor had concerns of property line set backs for fencing and electric fencing between property lines. Al Gareau, Zoning Administrator added that in the Lake Bluff community where resident's dwellings are at a close proximity, there are several fences being installed. ReneeR questioned agricultural fencing. What qualifies? Do we have animals such as horses in residential areas as a concern? Will these require a conditional use permit? Other fence installations to consider include but not limited to are: garden fencing, snow fence, swimming pool fencing and what qualifies as a temporary fence. What will the setback be on fencing? TheresaC said that we need to stay within our authority to compose a new ordinance so seeking legal guidance will be necessary. ReneeR suggested to start by composing and discussing a draft ordinance then present the recommendation to the Board. TheresaN would like to see all members do research and bring that to the next meeting for consideration.

PUBLIC COMMENTS: Fred Minor suggested to make the Future Land Use Map an easier process, we should look at the existing map instead of starting at ground zero.

MEMBER COMMENTS: NormF asked if the area between the West Gladstone bridge and the railroad tracks would be a suggestion in the future for city water and sewer. Also stated he felt our population growth has been stagnant. TheresaN feels people are interested in moving to the country. Development including broad band internet would be very beneficial to all.

LIASION REPORT: None

Motion to adjourn the meeting was made by GregF. Second TheresaC.

Verbal vote: NormF YES GregF YES TheresaC YES ReneeR YES TheresaN YES DeanV YES. Motion to adjourn meeting at 9:14 pm passed.

The next meeting of the Escanaba Township Planning Commission is scheduled for Monday July 19, 2021 at 7:30PM

Escanaba Township Hall 4618 County 416 20th Rd Gladstone, MI 49837.

Our website is www.escanabatownship.org. Notices will be posted on website and the communication board located on the outside wall of the Escanaba Township Hall in Flatrock.

Meeting minutes composed by Cathy Culliton, Recording Secretary. If you require any assistance to join a Planning Commission meeting please contact Cathy at 906-280-6182 or cathyculliton@gmail.com

Approved August 3, 2021

Cathy Culliton, Recording Sec

Dean VanLoon, Chairperson

