

**ESCANABA TOWNSHIP PLANNING COMMISSION MEETING AGENDA AUGUST 7, 2023  
7:30 PM ESCANABA TOWNSHIP HALL 4618 COUNTY 416 2TH RD GLADSTNE MI 49837**

**1) Call to order**

**2) Pledge of Allegiance**

**3) Roll Call**

**4) Approval of July 5, 2023 ETPC Regular Meeting Minutes -**

**5) Public Participation (Addressing Agenda) 3 min**

**6) Approval of Agenda**

**7) Zoning Administrator's Report- Al Gareau**

**8) Escanaba Township Board Liaison Report-Theresa Chenier**

**10) New Business**

**a) Public Hearing to consider an amendment to sections 520, 702, and 704 of the Township Zoning Ordinance to allow the Township to charge reasonable fees for the consideration of zoning permits, planned unit development proposals, variance requests, petitions to amend the Zoning Ordinance, and any other administrative matter. The fee schedule would be set by the Township Board.**

**1) Motion to Open Public Hearing**

**2) Public comments pertaining to hearing**

**3) Motion to send recommendations to Township Board pertaining to Public Hearing**

**4) Motion to close Public Hearing**

**9) Old Business**

a) Zoning issues from November 2010

b) Zoning change request by Barron Farms. Public Hearing scheduled during September 5, 2023

b) Roofs

**11) Zoning Board of Appeals Meeting on August 2, 2023 for Variance #23-6 was voted on by ZBA and granted.**

**12) Public Comments**

**13) Motion to Adjourn**

**Next Meeting Escanaba Township Planning Commission (Regular Meeting) will be Sept 5, 2023 at 7:30 pm EST.**

**ESCANABA TOWNSHIP PLANNING COMMISSION MEETING MINUTES JULY 5, 2023  
7:30 PM ESCANABA TOWNSHIP HALL 4618 COUNTY 416 20<sup>TH</sup> RD GLADSTONE MI 49837**

[www.EscanabaTownshipmi.gov](http://www.EscanabaTownshipmi.gov)

The meeting was called to order by Chairperson Nate Neumeier at 7:31 pm followed by the Pledge of Allegiance.

Verbal Roll Call. Present are Chair Nate Neumeier. Vice Chair Barbie Clairmont. Secretary DJ Dean. Theresa Chenier. Mitch Gagnon. Mitchel Bunno. Scott Mitchell. All members are present.

**Motion to approve June 5, 2023 minutes with corrections was made by Chenier. Second by Bunno. All in favor. Motion passed.**

Public Participation. NONE

**Motion to approve agenda made by Clairmont. Second by Bunno. All in favor. Motion passed.**

No Zoning Administrator Report.

Theresa Chenier gave the Board Liaison report for the Board June 12, 2023 meeting.

Items discussed were:

- Fire Dept had 8 calls: 7 were mutual aid.
- The Mutual Aid Agreement was explained and discussed.
- Auditor requested additional information. Audit should be completed by next meeting.
- Basement water repairs need quote.
- A quote for gutters on township hall is needed. Will help with water issue.
- Independent Roofing Inc will repair roof at township hall.
- Township Road repairs.
- New Planning Commission members were announced.
- Contract with Gladstone Public Library approved.
- Building permits need submission in a timely manner.
- LaBumbard blight case will be seeking a new judgement.
- ARPA Funds were discussed.
- Copy of townhall renovation plans were reviewed.
- Annexation was discussed.
- Education approved for July 18, 2023.
- Publishing a Newsletter was approved.
- Joe Kaplan gave a report concerning Delta Conservation District election.
- Consideration of a new internet service.
- New blacktop at Township Hall considered. Will get quotes.
- Township Hall rental on hold during renovation.

7:44 pm Dean left table. He returned at 7:45pm. Meeting resumed.

Old Business. **Motion to table Zoning issues of November 2010 and the Zoning Map was made by Gagnon. Second by Bunno. All in favor. Motion passed.** This will allow new members to become familiar with concerns previously discovered by ZBA research.

**Motion to hold a Public Hearing September 5, 2023 during the scheduled Planning Commission meeting, to consider a zoning change request by Barron Farms was made by Dean. Second by S. Mitchell. All in favor. Motion passed.**

New Business. New Planning Commissioners were welcomed and thanked for stepping forward to help guide the township. All members introduced themselves.

Education. MTA is holding an educational class July 18, 2023 at Island Resort and Casino in Harris, MI from 4pm to 8pm. Members are encouraged to attend. Also, the MTA (Michigan Township Assoc) holds online webinars. Chenier suggests to focus on Planning and Zoning webinars at this time. All Planning Commission members are registered. Contact Theresa with any questions.

Scott Mitchell volunteered to work with Chairperson Neumeier to do research and bring information back to the commission concerning roofing requirements.

The Zoning Board of Appeals held a public hearing June 28, 2023. Variance #23-6 was requested by property owners Stephen and Julie DeLaire involving a new build of detached garage placement. ZBA concluded if a new site plan is received placing new build on home 16' towards road and the new stick-built garage 16' back, they will approve his plan. Supervisor Rymkos will follow through with this agreement.

Public Comments. Tom Piche

Members Comments. Theresa Chenier stated she received approval to purchase Plat Books for all members to have for future reference and research. She provided in their packet terms for each commissioner. Chair Neumeier stated he would like each member to have individual email address dedicated through the township.

**Motion to adjourn the meeting at 8:17 pm was made by Dean. Second by S. Mitchell. All in favor. Motion passed.**

The next meeting of the Escanaba Township Planning Commission is scheduled for August 7, 2023 at 7:30 pm at Escanaba Township Hall 4618 County 416 20<sup>th</sup> Rd Gladstone MI 49837. Please contact 906-280-6182 if you should require assistance to attend a meeting.

**ESCANABA TOWNSHIP  
ZONING - FEE SCHEDULE  
8-2023**

<b>Zoning Permit</b>		<b>\$50.00</b>
<b>Conditional/Special Use Permit</b>		<b>\$300.00</b>
<b>Rezone Application- Zoning Map Amendment</b>		<b>\$400.00</b>
<b>Variance</b>		<b>\$400.00</b>
<b>Planning Commission Special meeting</b>		<b>\$500.00</b>
<b>ZBA special meeting</b>		<b>\$400.00</b>
<b>Planned Unit Development</b>	<b>\$50.00/acre min. of \$200.00</b>	
<b>LAND SPLITS:</b>		
<b>Land Division</b>		<b>\$150.00</b>
<b>Each additional division on the same parcel</b>		<b>+\$50.00</b>
<b>Boundary Line Adjustment</b>		<b>\$50.00</b>
<b>Plat Split</b>		<b>\$50.00</b>
<b>Grading Permit</b>	<b>\$10.00/acre or fraction thereof Not exceeding \$200.00</b>	
<b>Permit After the Fact</b>		<b>Fee x3</b>

**ZONING/PLANNING/Zoning Board of Appeals**

Escanaba Township

Permit ~~to the fact~~ 150.00

any permit ~~to the fact~~ 13

50.00  
300.00  
400.00  
400.00  
500.00  
400.00

	Esc Twp	Forsyth	Chocoley	Norway	Ford River
Zoning Permit	25.00	50.00	30.00	20.00	25.00
Cond/Spec. Use Permit	50.00	150.00	250.00	300.00	250.00
Rezoning Application	25.00	300.00	400.00	300.00	350.00 **
Variance	5.00	150.00	300.00	300.00	350.00
Appeal Request		150.00	300.00		400.00
PUD	50.00/acre min of 200.00		500.00	300.00	
P.C. special meeting		426.00	400.00		+Atty & Pub fees
ZBA special meeting		366.00	400.00		

	Masonville	PM Twp	Humboldt	Grand.
	50.00	100	50 130 Acc.	56
	250.00	500	400	250/50
	250.00	400	450	
	400.00	400	600	400
		300		

Land Division Fees already adopted

If special mtg +250.00

Permit ~~to the fact~~

~~500~~  
~~500~~

Zoning/Land Division Appeal ?

Permit After the Fact = Fee x 5

~~Appeal Request~~

Callen - PUD - what to chg.