

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, JANUARY 8, 1996**

PRESENT: Bill Sanders, Max Engle, Steve Kinnunen and Estelle De Vooght

STAFF PRESENT: Karen Chandler - Director of Planning & Research

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Melvin Sweeney, Mark Heikkila, Carolyn Basal, Robert Basal, Robert Johns, Linda Johnson

PUBLIC HEARING:

CONDITIONAL USE PERMIT #35:

Bill Sanders, Chairperson called the Public Hearing to order at 7:35 p.m.

He informed those present of the procedures for the public hearing. You can comment now regarding the conditional use permit or reserve time during the Regular Planning Commission Meeting when this item is discussed.

Karen gave the background information regarding Conditional Use Permit #35. The applicant, Robert and Linda Johnson has requested that the Chocoley Township Planning Commission consider granting a conditional use permit to allow a resort on the following described property:

Section 9, T47N R24W

That Part of SE 1/4 of SE 1/4 Lying S of Chocoley River Exc Th W 75' Lying N of S 376.5' of and Exc E 50' of W 125' Lying N of S 426.5' Thereof.

She presented an overlay showing the property involved from the plat map. She read the definition of a resort in our Zoning Ordinance. Resort, means any parcel or tract of land under the control of any person wherein buildings or building space are offered for the use of the public or members of an organization, either free of charge or for a fee, for temporary living quarters incident to recreational use for any period less than one month.

Resort is in the ordinance as a conditional use in the RP Zoning District, which Johnson's are in. Resorts are allowed on lots 20 acres or more. This parcel meets the requirement.

Melvin Sweeney - 1715 Fitch Avenue:

Are there going to be any snowmobiles at this resort?

Bob Johnson - 545 N. Big Creek Road:

No. It is just what is out there presently, which is a dog kennel. He has had requests for people to take sled rides and would like to stay all night instead of driving back to a motel.

Robert Basal - 400 North Big Creek:

Concerned about the following:

- Increased traffic.
- Snowmobilers/four wheelers.
- Prison is there.
- Hunting.
- Needs more information.
- Some residents were against the resort because they thought it was going to be a large resort, not just used for sled dog rides.

Bill Sanders informed the residents in the audience that they will be given time during the Planning Commission Meeting when this topic is being discussed for questions and comments.

Bill Sanders read three letters into the record that were received from the following residents:

1. Mary Basal - dated January 2, 1996 - against.
2. Mary Sweeney - dated January 8, 1996 - against.
3. Eugene W. & Celia Blondeau - dated January 2, 1996 - against.

Karen spoke with Mrs. Blondeau over the phone and she stated she was definitely against the rezoning. Karen explained to her that it was not for a rezoning, but that it did come to the Planning Commission as a conditional use. The Planning Commission has more oversight with a Conditional Use and could put requirements on that Conditional Use as opposed to a rezoning.

The residents present stated that when the notices were sent the resort was not clearly defined. It doesn't specify what exactly is in the plan until you look at the plan. The reason for the public hearing is to be able to review the plans presented and everyone is on an even basis.

Bill Sanders closed the public hearing at 7:47 p.m.

REGULAR MEETING CALLED TO ORDER:

Bill Sanders, Chairperson called the Regular Meeting to order at 7:47 p.m.

ROLL CALL:

Roll call was taken with Bill Sanders, Max Engle, Steve Kinnunen and Estelle De Vooght present.

ABSENT: Mike La Pointe, Dallas Peterson and Scott Emerson.

APPROVAL OF MINUTES OF DECEMBER 11, 1995:

Bill Sanders inquired if there were additions or corrections to the minutes dated December 11, 1995. Estelle De Vooght noted that on page 4 under Discussion on Meeting Dates for 1996 it reads: "The Planning Commission Members agreed unanimously that the meeting dates of the Planning Commission be held on the end Monday of each month for 1996." **It should be changed to read:** "The Planning Commission Members agreed unanimously that the meeting dates of the Planning Commission be held on the second Monday of each month for 1996."

Karen noted that on page 3 under Discussion on Meaning of Resort vs. Bed and Breakfast it reads: "Karen informed the Planning Commission that Bob Johnson, North Big Creek Road took out a Conditional Use Permit. He came in and talked to Mark regarding a Zoning Compliance for a Bed and Breakfast, Mark informed him that we do not have a Bed & Breakfast. Mark informed him that he would have to do a rezoning." **It should be changed to read:**

"Karen informed the Planning Commission that Bob Johnson, North Big Creek Road will be applying for a Conditional Use Permit. He came in and talked to Mark regarding a Zoning Compliance for a Bed and Breakfast, Mark informed him that we do not have a Bed & Breakfast."

Max Engle moved, Bill Sanders supported that the minutes dated December 11, 1995 be approved as corrected.

MOTION CARRIED: 4-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Bill Sanders inquired if there were any additions or changes in the agenda?

Max Engle requested that the Planning Commission move Conditional Use Permit #35 under New Business before Old Business.

Estelle De Vooght moved, Bill Sanders supported that the agenda be approved as changed.

MOTION CARRIED: 4-0.

PUBLIC COMMENT:

Melvin Sweeney - inquired as to how many dogs the Johnsons' had?

Bob Johnson - informed them that they had forty-three dogs presently and are licensed for fifty. There are no plans to run snowmobiles in that area. No access other than hiking trails.

Bill Sanders inquired if there were any further Public Comment.

There were no further Public Comments. The first Public Comment Section of the Planning Commission was closed.

NEW BUSINESS:

DISCUSSION ON CONDITIONAL USE PERMIT #35:

Bill Sanders informed the residents present that when he stated that the Planning Commission would be making a decision on Conditional Use Permit #35 tonight that doesn't necessarily mean that it has to be approved or disapproved. Another option would be to table this item.

He informed them that the advertisement in the paper was short to save costs on publishing. We weren't trying to be vague.

Bob Johnson - informed the Planning Commission that they presently have a home with five bedrooms and three baths. They presently have foster children, but plan to retire. They do give sled rides now. They have received requests from people to spend the night. The legal way for him to charge for people spending the night is to change the title to a resort.

He has no intentions of starting a resort of buildings/cabins for hunting and snowmobiling. The proposal is let people have access to travel and be able to rent a room. He needs the official designation to be able to be covered by insurance.

Karen went through and discussed the permitted uses and conditional uses in resource production. A permitted principal use under resource production is a kennel. Our definition of a kennel is four or more adult dogs. A commercial zone is not necessary because they meet the definition of a kennel in our zoning ordinance.

Regarding the concern for increased traffic: if the Johnson's intend to rent out four of their rooms, it could mean four more cars. It is more traffic, but we are not talking about a twenty-room resort. They estimate about 45% occupancy and there wouldn't be more than three cars every day.

The added noise could be a concern, but the dogs are already there and the kennel does meet the ordinance.

No food would be served by the Johnson's, but people could bring their own food and prepare it. In checking with the health department, if the Johnson's would be preparing the food, they would need to obtain a license. That is not their intention.

He has obtained a kennel license through the County and is licensed for up to fifty dogs.

Bob Johnson drew the trail on the overlay where the sled dogs would go. He has obtained permission from the adjacent property owners that he would need to go on for the trail.

People would not be bringing their dogs for sled rides.

Bob Johnson would be serving as a guide. As a licensed guide the State makes the rules and regulations to be followed.

It was stated that if there is a complaint that if a condition would be violated, a conditional use could be reviewed and terminated because of the violation.

After the questions, answers and discussion the following motion was made regarding Conditional Use #35.

Max Engle moved, Bill Sanders supported that the Chocoley Township Planning Commission approves the conditional use permit request to allow a resort on the following described property:

Section 9, T47N R24W

That Part of SE 1/4 of SE 1/4 Lying S of Chocoley River Exc Th W 75' Lying N of S 376.5' of and Exc E 50' of W 125' Lying N of S 426.5' Thereof.

With the following conditions:

1. That the existing single family residence is used as the resort and no additions or other detached buildings are used to house tenants.
2. That all hunting, fishing, and sled dog rides' take place on the private property of the applicant, or those lands permitted to be used by the property owner on designated trails or on State land.
3. Size of the kennel is limited to fifty dogs.
4. That a Zoning Compliance Permit be obtained from the Chocolay Township Zoning Administrator prior to use.
5. That the necessary permits as required by Federal, State and Local Agencies be acquired prior to project commencement.

MOTION CARRIED: 4-0.

Bob Johnson thanked the Planning Commission.

OLD BUSINESS:

There was a question on the absences of Dallas Peterson and Scott Emerson? Karen informed the Planning Commission members that Mike La Pointe contacted her and said he would be out of town for this meeting. The other two members never contacted her. She will check on how many absences they have had on the Planning Commission.

ANNUAL REVIEW OF RECREATION PLAN:

The 1993 Recreation Plan is on file with the DNR for Recreation Grant applications. If we were going to make any changes, a public hearing would have to be submitted to the Township board. The grant application is normally in the DNR hands by the first of April. The Planning Commission reviewed the plan at their first meeting in February last year. The 1993 Recreation Grant is good until 1998.

Karen went over the Recreation and Tourism meeting notes in the Strategic Plan. The number one hope, dream and vision was for a Master Plan for parks, picnic areas, residential areas, bike paths, trails and other recreational facilities and schools, then connect them improving access.

In updating the recreation plan we need to point more toward trails and bike paths.

Karen informed the Planning Commission that February 1, 1996 there is going to be a meeting with the Marquette County Tourism and basically the snowmobile organizations that want to talk about snowmobile trails throughout the area. They wouldn't be just talking about developing snowmobile trails, but also using them in the summer time and would hook up to North Country Trails.

Karen distributed the 1993 Action Program. During the Summer Youth Program in 1995 the complaint as that there was no shelter. Basically it is the same application as last year except the irrigation system. The Strategic Plan needs to be incorporated and emphasis for bike trails from schools etc.

After discussion on the lack of shelter for the recreation program and the amount of use the Beaver Grove Recreation area gets, it was suggested that maybe the pavilion get moved from the second phase to the first phase and other items in the first phase get moved to the second phase.

After comments and discussion on the recreation grant, the following motion was made.

Estelle De Vooght moved, Bill Sanders supported that the Planning Commission recommends to the Township Board that under the Recreation Grant that the pavilion be moved from the second phase to the first phase.

MOTION CARRIED: 4-0.

Another concern was for the expansion of the parking area.

It was suggested we keep the Recreation Plan on the agenda for their future meetings.

DISCUSSION ON CHOCOLAY RIVER ACCESS:

After discussion on the Chocoley River Access the Planning Commission members unanimously agreed that a letter be sent to the Township Board with a courtesy copy to Larry Gould that the township denies the request of developing access to the Chocoley River from Mangum Road and follow the Recreation Plan for development of the Township owned land on Green Garden Road.

It was also suggested that a letter be written to Mr. Dameworth thanking him for the work he has done on the river.

DISCUSS TOPICS FOR JOINT MEETING WITH TOWNSHIP BOARD:

Karen informed the Planning Commission that the joint meeting with the Township Board and the Township Planning Commission will be held on Monday, February 19, 1996.

The following items were suggested for the joint meeting:

1. Support of the Strategic Plan.
2. Ball State University community charrette's program.
3. Logo Contest - do advertisements - get community involved.
4. Ordinance updates. Height revision.
5. Home Occupations.

NEW BUSINESS:

DISCUSS ATTENDANCE AT WORKSHOP "BUILDING COMMUNITIES FROM THE INSIDE OUT":

The meeting is January 11, 1996 in the Peninsular Room at the Ramada Inn, Marquette. Karen is planning on attending.

PLANNING DIRECTOR'S REPORT:

Karen presented the following for the Planning Director's Report:

- 1) I have included information in your handout material from the County Health Department on Bed & Breakfast food service requirements. I have also included the State law on Bed & Breakfast and Mark's interpretation of the Bayou House Bed & Breakfast.
- 2) I have spoken with Ivan Fende about the Ball State University community charrette's program. If we can get the total commercial community behind this concept, he'd be willing to budget for such a project.
- 3) Supreme Court wouldn't hear the Sand River Aggregate case.
- 4) Judge Quinnell ruled against Dan Di Loretto. The road stays the same as it is.

PUBLIC COMMENT:

There was a question on the house located on Little Lake Road, such as if a Zoning Compliance Permit was obtained. Karen will find information on this and get back to the Planning Commission.

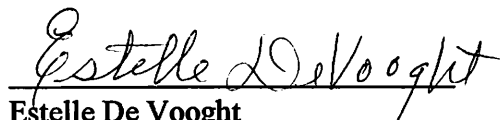
Karen informed the Planning Commission that Jane Surrell, Marquette County Health Department obtained a list of property owners from the Ridgewood, Fernwood, Candace area from the tax roll. There apparently has been a high nitrate in the water. They will be doing water sample testing on a door to door basis and hope to obtain at least 25 tests results.

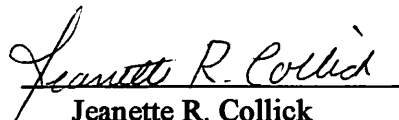
INFORMATIONAL ITEMS AND CORRESPONDENCE:

- A. Correspondence to - Mark Randolph, Mgr. - Grass River Natural Area

ADJOURNMENT:

Max Engle moved, Estelle De Vooght supported that the Planning Commission meeting be adjourned. The Planning Commission Meeting was adjourned at 10:15 p.m.


Estelle De Vooght
Planning Commission Secretary


Jeanette R. Collick
Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, FEBRUARY 12, 1996**

PUBLIC HEARING: No public hearings scheduled.

REGULAR MEETING CALLED TO ORDER:

Bill Sanders, Chairperson called the Regular Meeting to order at 7:35 p.m.

ROLL CALL:

Roll call was taken with Bill Sanders, Estelle De Vooght, Mike La Pointe, Scott Emerson present. Max Engle (arrived at 8:05 p.m.)

ABSENT: Steve Kinnunen (out of town). Dallas Peterson.

STAFF PRESENT: Karen Chandler - Director of Planning & Research

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, and Dale Stephenson, Zach Aeschliman - NMU students.

APPROVAL OF MINUTES OF JANUARY 8, 1996:

Estelle De Vooght moved, Bill Sanders supported that the minutes dated January 8, 1996 be approved as presented.

MOTION CARRIED: 4-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Bill Sanders inquired if there were any additions or changes in the agenda? There were none.

Bill Sanders moved, Estelle DeVooght supported that the agenda be approved as presented.

MOTION CARRIED: 4-0.

PUBLIC COMMENT:

Bill Sanders inquired if there were any public comment. There were none. The first Public Comment Section of the Planning Commission was closed.

OLD BUSINESS

DISCUSS "BUILDING COMMUNITIES FROM THE INSIDE OUT":

Karen informed the Planning Commission that Michigan State University Extension will be conducting a meeting entitled "Communities Committed to Youth and Families" in two or three sessions. The first session will be held Tuesday, February 20 at 7:00 p.m. at the Chocolay Township Hall. The next session(s) will be held on the following Tuesday(s). This project is being conducted with the financial support of the W.K. Kellogg Foundation. Upon conclusion of the community plans, each community will have the opportunity to apply for some seed money to get started on or finish a project that has been identified.

This will fit in with our Strategic Plan goals of the Community at Large category in creating more community involvement activities for the community.

DISCUSS LAND USE SATELLITE CONFERENCE:

Karen informed the Planning Commission Members that she received information on the conference on Land Use with a satellite hook up. We've received the book and have asked that the Township receive a copy of the video tape of the conference. She urged the Planning Commission Members to review these at their convenience.

DISCUSS POSSIBLE WORDING FOR TEST AMENDMENTS:

HEIGHT:

The Planning Commission Members stated that in ordinances throughout the County and U.P. the word average is used. It was also stated that the Fire Department can still meet the requirements for fire protection if the word average is used.

The Planning Commission unanimously agreed that the Height language should be acted on as is on the agenda for the joint meeting of the Planning Commission and Township Board.

SITE CONDO:

Karen went over the Condominium language that she obtained from various other units. It was stated this language be passed onto the Assessor/Zoning Administrator to see if he would be able to enforce this language.

It was suggested that another requirement be added for Private Roads and frontage requirements.

Karen informed the Planning Commission that she would talk to the Onota Township Supervisor and report back to them regarding how this is working in their township.

Scott Emerson stated that he would like to see landscaping requirements along with underground power included in this ordinance, but felt it could be written into the total ordinance.

Karen was asked to also obtain Mark's opinion on the Condominium Language and bring this back to the Planning Commission.

BED & BREAKFAST:

Karen informed the Planning Commission that the Bed & Breakfast was approved in the City of Marquette.

Karen informed the Planning Commission that Judy Smith would probably be coming back to the Planning Commission regarding the property on M 28. Should this be handled as a Bed & Breakfast or a Resort? Karen went over the language pertaining to the resort.

The difference with the resort is that you cannot serve food without a food service license. The County Health Department issues permits for food service.

It was inquired as to how other Townships handle the Bed & Breakfast in their ordinances?

Max Engle arrived at 8:05 p.m.

Karen informed the Planning Commission that Bed & Breakfast was allowed in the Rural Residential in Sands Township.

It was suggested that Bed & Breakfasts be allowed in the Commercial District as a Permitted Used and Resorts be allowed in other districts with proper licensing for food. Resorts are allowed on lakeshore property as long as it is not obtrusive to neighbors.

Bill Sanders moved, Scott Emerson supported that Bed & Breakfast, means a use that is subordinate to a single-family detached dwelling unit in which transient guests are provided sleeping rooms (not to exceed four (4) rooms) and a breakfast only, in return for payment; is the owner's personal residence; is occupied by the owner at the time of rental; and, the length of stay of any guest is not to exceed 14 consecutive days and 30 days in one year as a permitted principal use in Commercial Districts.

This will be presented at a public hearing in March.

MOTION CARRIED: 5-0.

SECTION 106 PRINCIPAL USE OR MAIN BUILDING ON A LOT:

Karen went over the language she received on Section 106 at an MTA Conference workshop she attended.

In all Districts, no more than one (1) principal use or main building shall be placed on a lot, except for groups of related industrial or commercial buildings, or multiple family dwellings, contained within a single, integrated complex, sharing parking, access, and other similar site features.

Karen pointed out shared access and parking would take place if this language would be adopted.

It was required that Karen contact the Zoning Administrator and obtain what he thought of the proposed language and submit this back to the Planning Commission in March 1996.

It was stated that this language would allow more than one building per lot as long as the groups were of related nature.

The Planning Commission wants more concentrated uses in the commercial districts. Access is of great concern.

PUD is restrictive and too expensive.

It was suggested that Karen obtain information from the consultant to see what the track record of this language has been versus a PUD and bring the results back to the Planning Commission in March.

The following questions were suggested to ask the consultant.

- Has this created any problems?
- Address specific problems.
- Are developers happy with this?
- Track records, does this work?

DISCUSS & PRIORITIZE THE JOINT MEETING AGENDA:

After discussion of the various items the following were suggested for the Joint Meeting of the Planning Commission and the Township Board Meeting to be held on February 19, 1996.

1. Strategic Plan - Logo
2. Trails
3. Ball State University
4. Text Amendments

NEW BUSINESS

DISCUSS WATERFRONT SETBACK ORDINANCE LANGUAGE:

The following hi-lighted sentence was the topic of discussion regarding Section 403 Waterfront Setback.

These provisions do not apply to any nonconforming parcel of land or use on a recorded plant, or described in a deed or land contract executed and delivered prior to the effective date of this Ordinance. (May 1977).

It was suggested that Karen obtain in writing from Mark his interpretation of the sentence in question regarding taking it out of the ordinance and also run this past the Township Attorney.

PLANNING DIRECTOR'S REPORT:

Karen informed the Planning Commission of the following:

- Dallas Peterson returned his Planning Commission packet on Friday. He said his traveling has kept him from too many meetings and he would resign his position. Bill Sanders asked to get his resignation in writing.
- A letter from Township Attorney has been placed on file regarding the DiLoreto case.
- February 24, 1996 Workshop - Planning & Zoning Issues.
- Township Board is looking for an alternate for Library Council Representative.
- Township Board will be advertising for Planning Commission, Library Representative and Ad Hoc Committee for trails.
- The township is taking a wait & see attitude regarding the judge's ruling on the Casino. The Federal government has 60 days to appeal the decision.
- March 1, 1996 is the Court hearing for the Golf Course - the next step would be a fine of \$100 per day.

PUBLIC COMMENT:

Mike La Pointe informed the Planning Commission on some of the issues from the Chocoday Watershed Council.

It was stated that under Informational Items, the Kilmar property on Little Lake Road did have a permit.

It was suggested that Karen contact Pat Farrell at NMU to obtain specifics on a GIS system for the Township.

There was a question on how West Branch Township received a grant to improve their water system. Chocoday should look into this. We still have some residents on bottled water.

INFORMATIONAL ITEMS AND CORRESPONDENCE:

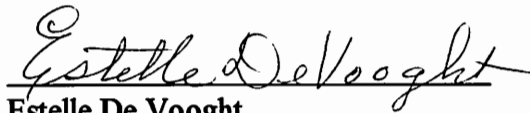
- A. Correspondence to - Chocoday Twp. Board - Chocoday River Access
- B. Correspondence to - Carl Lindquist - Chocoday River Access
- C. Correspondence from - Larry Gould - memo to Board
- D. Correspondence from - Ann Joyal, Seaborg Center - Chocoday Water Supply
- E. Correspondence from - Co. Health Dept. - Kilmar permit
- F. Troubleshooting your Zoning Ordinance - Workshop handout
- G. Memo from Mark Maki - Zoning Report
- H. Michigan Development Strategies Conference

ADJOURNMENT:

Mike La Pointe moved, Bill Sanders supported that the Planning Commission meeting be adjourned.

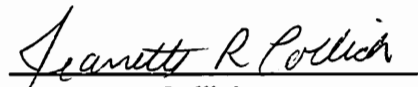
MOTION CARRIED 5-0.

The Planning Commission Meeting was adjourned at 10:15 p.m.



Estelle De Vooght

Planning Commission Secretary



Jeanette R. Collick

Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
JOINT MEETING - CHARTER TOWNSHIP OF CHOCOLAY BOARD
FEBRUARY 19, 1996**

PRESENT: Bill Sanders (Chairperson), Steve Kinnunen, Estelle De Vooght, Mike La Pointe, Scott Emerson and Max Engle (Board Representative).

ABSENT: None

STAFF PRESENT: Karen Chandler, Director of Planning & Research

OTHERS PRESENT: Jeanette R. Collick - Recording Secretary

Bill Sanders called the Planning Commission Meeting to order at 7:30 p.m.

Ivan Fende, Township Supervisor called the Board meeting to order.

Ivan Fende opened the Public Comment section of the joint meeting. He informed the public they could make comments on the agenda items after discussion unless they wanted to make comment at this time. Unlike regular Board meetings where comment can be reserved for agenda items, the nature of the joint meeting was for the Planning Commission and the Township Board to discuss items of common concern. There was no public comment at this time.

HEIGHT AMENDMENT:

Planning Commission stated that the language for height amendment has gone back and forth a few times. Planning Commission would like to know specifically what the Township Board wants regarding this language. Planning Commission has obtained information from the Fire Department on what information they needed and both have been satisfied with the outcome. Planning Commission would like the Board to take action on the Height Amendment language.

Township Board passed along information to the Planning Commission members regarding the use of average from the dictionary and provided other usages.

Planning Commission stated that there have been too many variance requests to the Zoning Board of Appeals. This definition as presented to the Board would probably eliminate 99% of the variances for height.

Planning Commission - most ordinances in the U.P. use the word average.

Fire Department - The Fire Department has a 14' roof ladder and a 35' extension ladder. Can't get much over a 25' angle. There are some potential problems.

Planning Commission - suggested using average height not to exceed 30'.

Township Board - appearance of separate structure relates to the principal structure.

Township Board - Main concern with the height is of the separate structure in how it would relate according to the neighborhood. Not offensive to neighbors or out of character with the neighborhood.

Township Board - Present day - 14' height is not high enough.

Planning Commission - Zoning Board of Appeals granted some variances as long as it wasn't out of character with the neighborhood.

Township Board - this may not solve all of the problems, but it would probably solve some of them.

Planning Commission - concern was if the maximum height would go more than 30 feet, the space may be used for living space.

Township Board - a maximum height should be picked for height of surrounding buildings.

Planning Commission - maximum height for the Fire Department to perform their duties should be not to exceed 25'.

Fire Department - Maximum height of 30' could be used and confident that maximum height not to exceed 30' would work.

Zoning Administrator - Maximum height would solve the majority problems of variances for the Zoning Board of Appeals.

Zoning Administrator - 30' height limit is the common maximum height with other ordinances.

Planning Commission - It seems that the main problem with the height amendment that there is no maximum height for the surround structures.

Planning Commission - there is a track record that the word average works in other ordinances, but an additional sentence onto the proposed language of maximum height could work.

Planning Commission asked for the Board's support for the proposed language as suggested with a height not to exceed thirty feet.

The height amendment portion of the joint meeting was closed.

ONE PRINCIPAL USE - SECTION 106:

The following language was read regarding Section 106 - One Principal Use:

In all Districts, no more than one (1) principal use or main building shall be placed on a lot, except for groups of related industrial or commercial buildings, or multiple family dwelling contained within a single, integrated complex, sharing parking, access, and other similar site features.

Township Board - see more benefits in the above proposed language.

Planning Commission - supports this suggested language and would like to see this included in our ordinance.

Township Board - Similar to a PUD regarding green areas and architectural designs.

Planning Commissioner - PUD is limited to 2 acres and that a PUD would rule out some of the smaller businesses.

Township Board - propose this language with a Site Plan Review and as a Conditional Use.

Planning Commission and Township Board agreed that this suggested definition would be moving in the correct direction.

SEMI- TRAILERS AND OUTDOOR STORAGE:

Township Board - okay for temporary storage as long as there isn't a large amount of semi-trailers in the township and are not creating a nuisance.

Planning Commission - agrees with the Zoning Administrator for flexibility.

Township Board - Memo dated October 19, 1994 - last sentence "This will prevent the possibility of the use of semi-trailers for cheap storage along the U.S. 41 highway frontage which I don't believe adds to the business appearance." This sentence should be omitted if the memo is used to set conditional use criteria.

Planning Commission - Depending on the parking of the trailer and not becoming a part of a sign.

Planning Commission - Suggested this be treated as a Conditional Use on a case by case basis.

Township Board - Not to be used as an alternative to outdoor storage.

Township Board - Conditional Use you could put limits.

Township Board - supports as a Conditional Use.

STRATEGIC PLAN:

Logo:

Planning Commission - Possibly a contest could be held to develop a symbol representing Chocolay Township with an identifying community spirit.

We could possibly coincide this activity with the Police Department. This process could be combined with unifying the township.

Planning Commission - the Police Department logo didn't entail community involvement. Need broader involvement of the whole township.

Township Board - The way the Police Department patch was designed it wouldn't do it justice in black and white.

Planning Commission - Contests would get community spirit and involvement.

Township Board inquired as to how long would it take to select a logo. It would probably take about two to three months. Possibly by June.

Township Board - This would delay the Police Department. Board may want to go separately for a Police Department Patch.

Planning Commission - gave examples of the Chocolay Watershed Council. There has been a great amount of work and hours in putting the Strategic Plan together. One of the top priorities in the Strategic Plan was more community involvement.

It was suggested that we use Northern as guidance and suggested that the Township Board advertise for logos within the community.

COMMUNITY'S CHARRETTE PROGRAM - BALL STATE UNIVERSITY:

Planning Commission - In the Strategic Plan the vision is "Where do we want to be in the future?"

Ball State would send a team to stay with residents in the Township and they would provide a graphic of our township vision as written in the Strategic Plan.

They can define, develop standards, landscape ordinance and a hub concept. And put it in a visual image for the future.

Township Board inquired as to the cost and where the money would come from if this was to be considered?

Planning Commission said the cost would be \$6,000 to \$10,000 and there was a grant from Wal-Mart that could possibly be used for this project.

Township Board - inquired as to how many communities have been involved in this process.

The Director of Planning & Research will inquire on how many communities have done a charrette and would like to see a project that this has been done and contact some of the customers where this has been done. Township Board wanted specific contacts.

Planning Commission - doesn't want to see this go by the way side.

TRAIL DEVELOPMENT MULTI USE TRAILS:

Planning Commission - trails are a big element in the Strategic Plan.

Planning Commission has done some preliminary work with the North Country Trails. There is a general interest in the community.

Planning Commission - there are grants available. Some of the interests regarding the trails in the Township were:

- 1) Trail to connect the two grade schools in the Township.
- 2) Bike Paths
- 3) Explore easements from the property owners.
- 4) Township abatements for easements from property owners.
- 5) Safety and Community interest
- 6) Hiking Paths.
- 7) Motorized in winter and hiking in summer.

Community at Large is interested in the above.

Township Board - Police Department should be drawn into this also - for seasonal restrictions, etc.

Township Board - concern for liability. Will have to obtain information on the state level regarding information on insurance, etc.

Planning Commission - There are a couple of subdivisions in the township that have granted easements for bikes and hikers.

Planning Commission - Township to advertise for Ad Hoc Committee to develop trails.

COMMERCIAL ACCESS CONTROL:

Township Board - Township is trying to get businesses to connect together. Example of Snyders, Holiday, M 28 was given.

Planning Commission - future access control off the four lanes in Harvey.

Businesses have to get involved.

Planning Commission commented to get community involvement may take a lot of dollars, but we need to get a structure going for the future.

PUBLIC COMMENT:

Bill Sanders opened the Public Comment Section of the joint meeting.

Steve Blondeau - Text amendment - will go to a future Planning Commission to give input on this.

Pete La Rue - Close to the highway for an access road. Ivan Fende stated the township would have to obtain information with the proper agencies.

Gary Menhennick - Strategic Plan - Communication with business and CABA. The Public Hearing was the same date and time as the annual CABA meeting.

Township Board - A Township representative went to the CABA meeting following the annual meeting and explained the Strategic Plan.

Gary Menhennick - Developers may need flexibility.

Township Board - Township has designated representatives to attend CABA meetings for communication and input to share concern and ideas and obtaining feed back from each other. This has to be a two-way communication.

Planning Commission - development standards cannot happen without CABA support. Focus groups must work together. It is very important for involvement to move forward. Ordinances should reflect what businesses and community want.

Le Roy Blondeau - snowmobile insurance liability. Ivan addressed that the township would have to address the proper state and federal agencies as to the extent of the liability for insurance for snowmobilers use of private property.

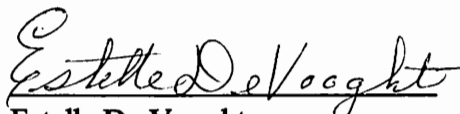
There being no further Public Comment Bill Sanders closed the public comment section of the joint Planning Commission meeting.

ADJOURNMENT:

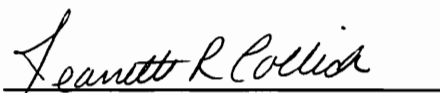
Steve Kinnunen moved, Scott Emerson supported that the joint meeting of the Planning Commission and Township Board be adjourned

MOTION CARRIED: 6-0

The joint meeting was adjourned at 9:10 p.m.



Estelle De Vooght
Planning Commission Secretary



Jeanette R. Collick
Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
WEDNESDAY, MARCH 27, 1996**

PRESENT: Estelle De Vooght, Mike La Pointe, Scott Emerson, Max Engle, Bill Sanders (arrived at 7:55 p.m.)

ABSENT: Steve Kinnunen (out of town)

STAFF PRESENT: Karen Chandler - Director of Planning & Research

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Dale Stephenson, Jon Wennerberg

PUBLIC HEARING:

Mike La Pointe, Vice-Chairperson, called the Public Hearing (rescheduled from March 11, 1996) to order at 7:42 p.m.

CONDITIONAL USE PERMIT #36:

Karen presented an overlay regarding the property and site plan. The applicant, Star Industries, has requested that the Chocolay Township Planning Commission consider granting a conditional use permit to allow a warehouse, storage, transfer station and processing of recyclables for re-use on the property. The property is located behind the Varvil Center on Industrial Drive.

Presently there are three large pines on the property and Jon Wennerberg said he plans to preserve these trees.

Mike La Pointe inquired if there were any public comment concerning Conditional Use Permit #36?

Karen informed the Planning Commission that a letter from Mr. Sherbinow was received. He had no objections to the conditional use. She also received two calls, both inquiring where our recycling center was going in so they could start bringing their recyclables in and she informed them that this was not a commercial enterprise for disposal of recyclables and that Mr. Wennerberg was doing all his own hauling. Another call was a competitor from Gwinn and wanted to know what kind of recycling he was doing. She explained what it was and they were satisfied also.

There were no further public comments regarding Conditional Use Permit #36.

There being no further Public Hearings, Mike La Pointe closed the public hearing section of the Planning Commission Meeting.

REGULAR MEETING CALLED TO ORDER:

Mike La Pointe, Vice-Chairperson called the Regular Meeting to order at 7:50 p.m.

ROLL CALL:

Roll call was taken with Estelle De Vooght, Mike La Pointe, Scott Emerson, and Max Engle present. Bill Sanders (arrived at 7:55 p.m.)

ABSENT: Steve Kinnunen (out of town).

Karen informed the Planning Commission that Bob Whitaker was appointed at the last Township Board Meeting for the Planning Commission.

APPROVAL OF MINUTES OF FEBRUARY 12, 1996 & FEBRUARY 19, 1996:

Scott Emerson moved, Max Engle supported that the minutes dated February 12, 1996 and February 19, 1996 be approved as presented.

MOTION CARRIED: 4-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Mike La Pointe inquired if there were any additions or changes in the agenda? It was suggested that New Business (A) being moved up on the agenda before Old Business.

Scott Emerson moved, Estelle DeVooght supported that the agenda be approved as changed.

MOTION CARRIED: 4-0.

PUBLIC COMMENT:

Mike La Pointe inquired if there were any Public Comment.

Mark Maki commented to the Planning Commission on the Height Amendment and Section 106 Amendment. He commented that at the last meeting of the Township Board there seemed to be an agreement on behalf of the Board that they would find the language proposed, acceptable. Regarding height Amendment - take the existing height amendment as it was written and add that no principal structure could go over 30'. That would not be conclusive to farms, agricultural zones, etc. This language is what the Township Board and the Fire Department were comfortable with because they do not want to get buildings too high. The only buildings in the Township that is over 30' are the Togo building and also Benson House on M-28. Section 106 as put as a conditional use would probably work. He urged the Planning Commission to move on with this proposed language.

Mike La Pointe inquired if there were any other public comment. There were none. The first Public Comment Section of the Planning Commission was closed.

NEW BUSINESS:**CONSIDER CONDITIONAL USE PERMIT #36:**

The following questions and comments were asked and made regarding Conditional Use Permit #36:

- Is this property in a C-3 Zoning District? Yes.
- How are oil filters dealt with? They are crushed, picked up, and put in 55-gallon drums. State and Federal requirements are followed. Will there be a barrier between the sand and the bottom of the barrel. These are not stored outside.
- It was suggested that under conditions number two, the word "hazardous" be changed too combustible.
- A floor plan is already required from all businesses in the Township. This is to be submitted to the Fire Chief along with the Firefighter's Right to Know survey.

Bill Sanders arrived.

- Star Industries will not pick up any boxes of medical waste that are opened nor properly sealed. He disposes medical waste from various medical businesses throughout the U.P. He has had no problems with medical waste not being properly disposed of.
- Would there be any future plans to include the Township recycling? It may be feasible in the future. This presently is not a recycling business.
- There are no immediate plans to expand in the future.

Mike La Pointe inquired if there were any further question's and/or comments regarding Conditional Use #36. There were none.

Scott Emerson moved, Bill Sanders supported that the Chocoday Township Planning Commission approves the conditional use permit request to allow a warehouse, storage, transfer station and processing of recyclables for re-use on the following described property

Section 10, T47N R24W

Part of the SW 1/4 of NW 1/4 more fully described as commencing at the quarter corner common to Sections 9 and 10; thence N01°38'04"E, 183.09 feet along the line common to said Sections; thence S83°51'56"E, 353.86 feet to the Point of Beginning on the Southerly right of way line of a 66 foot wide private road easement; thence continuing S83°51'56"E, 255.28 feet along said right of way line; thence S89°11'57"E, 275.68 feet along said right of way; thence N00°02'57"W, 344.97 feet to the centerline of an overhead electric transmission line; thence N80°24'11"W, 525.06 feet along said electric line; thence S01°38'04"W, 401.54 feet to the Point of Beginning. Containing 4.57 acres, and subject to said 66 foot private road easement and the Southerly 10 feet of a 20 foot wide utility easement centered on the Northerly line of said described parcel.

with the following conditions

1. That on the site plan, the use of semi-trailers for medical waste be indicated and the semi-trailer for the shredded paper also be indicated.
2. That in addition to the site plan submitted, an actual floor plan indicating placement of combustible materials be submitted to the Fire Chief along with the Firefighter's Right to Know survey.

- 3. That any expansion of this conditional use permit, as indicated on the application, be brought back to the Planning Commission for review.
- 4. That Zoning Compliance Permit be obtained from the Chocoday Township Zoning Administrator prior to use.
- 5. That the necessary permits as required by Federal, State and Local Agencies be acquired prior to project commencement.

There was a question on use of semi-trailers as storage units. It was commented that the semi trailers are moving out on a regular basis. They are all licensed and should not be confused with the semi-trailer issue currently being discussed.
MOTION CARRIED: 5-0.

Bill Sanders, Chairperson chaired the meeting at 8:05 p.m.

OLD BUSINESS:

Mike La Pointe informed Bill Sanders of the comments that were made by Mark Maki regarding the Height Amendment and Section 106 amendments and stated Mark had no objections to the proposed wording of the amendments.

Karen informed the Planning Commission that the Township Board passed the Sign Ordinance with only one minor correction and that was the use of setback used as two words. We can now put signs on golf courses.

DISCUSS POSSIBLE WORDING FOR THE TEXT AMENDMENTS:

- 1. **HEIGHT:**
After discussion it was suggested that the F be omitted from RR-1 and C-3.

The following motion was made regarding Height Amendment.

Mike La Pointe moved, Bill Sanders supported that the Chocoday Township Planning Commission recommends to the Chocoday Township Board that the following amendment to the Chocoday Township Zoning Ordinance be approved as presented including the Table deleting F from RR-1 and C-3.

REPEALER AND AMENDMENT

That portion of Section 101 of the Charter Township of Chocoday Zoning Ordinance entitled "DEFINITIONS:" as adopted May 9, 1977, and any and all Amendments adopted subsequent thereto, shall be and the same hereby is amended by the addition thereto of the language, which is underlined, and the removal thereto of the language that is in brackets.

SECTION 101 DEFINITIONS: As used in this Ordinance.

[HEIGHT, means the vertical distance from the highest point on a structure, excepting any chimney or antenna on a building, to the average ground level of the grade where the walls or other structural elements intersect the ground.]

HEIGHT, means the vertical distance between the average grade and the highest point of the roof surface for flat roofs, to the deck line of mansard roofs; the average height between the eaves and ridge for gable, hip and gambrel roofs; and the average height between the lowest point and the highest point on a shed roof, excepting any chimney or antenna on a building, providing that no structure shall exceed thirty (30) feet from the highest point on the structure to the average ground level of the grade where the walls or other structural elements intersect the ground unless specifically provided elsewhere in this ordinance.

REPEALER AND AMENDMENT

That portion of SEC. 300 of the Charter Township of Chocoday Zoning Ordinance entitled "HEIGHT AND PLACEMENT REGULATIONS." as adopted May 9, 1977, and any and all Amendments adopted subsequent thereto, shall be and the same hereby is amended by the

addition thereto of the language, which is underlined and the removal thereto of the language that is in brackets.

[SEC.] SECTION 300 HEIGHT AND PLACEMENT REGULATIONS.

(A) Except as otherwise specifically provided in this Ordinance, no structure shall be erected or maintained between any lot line and the pertinent setback distance listed below and no structure shall be erected or maintained which exceeds the height limit specified below. Where there is no rear lot line as otherwise defined herein, the required rear setback distance shall be measured from a line through the point on the lot most distant from any front lot line of the same lot, which line shall be perpendicular to a line from said point to the closest point on any front lot line. If there is more than one such line, the rear setback shall be maintained from any one of them at the option of the owner. Where a lot fronts on two streets within 30 degrees of being parallel, but not of their intersection, no rear setback is required. The side setback requirement applies to a side lot line and also to any lot line which is neither a front, rear, or side lot line. All distances are measured in feet.

SCHEDULE OF REGULATIONS

<u>District</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Height</u>
R-1	30	10B	35	30 <u>F</u>
R-2	30	10B	25	30 <u>F</u>
R-3	30	10B	25	30 <u>F</u>
R-4	30			30 <u>F</u>
LS/R	30	10B	30	30 <u>F</u>
RR-1	30		30	
RR-2	30			A
C-1*	30	5	20	30 <u>F</u>
C-2*	40	5	20	30 <u>F</u>
C-3*	40	5	20	30
RP	30			A
OS	30			A
PUD	E			
Public Lands	40	20	30	30

<u>District</u>	<u>Minimum Lot Size</u>	<u>Minimum Lot Width</u> C
R-1	25,000 sq. ft. D	125
R-2	25,000 sq. ft. D	125
R-3	25,000 sq. ft.	125
R-4	20 acres**	none
LS/R	25,000 sq. ft.	125
RR-1	2 acres	200
RR-2	5 acres	300
C-1	none	
C-2	none	
C-3	none	
RP	20 acres	none
OS	20 acres	none
PUD	2 acres	200
Public Lands	none	

Footnotes:

- A. Height at any point on a structure shall not exceed the horizontal distance to any lot line.
- B. A detached accessory building not exceeding 14 feet in height and not exceeding 720 square feet may be located within six feet of a side lot line and 20 feet from a rear lot line.
- A detached accessory building less than 100 square feet and so located that no portion is located in the front yard setback is exempt from the provisions of this ordinance.

- C. Lot width shall be measured at front setback line.
- D. 18,750 sq. ft. where lot is served by public sewer and/or water supply.
- E. Setbacks and height limits are to be determined as required by the original zoning district. Any modifications are subject to the final approval of the Final Development Plan.
- F. No detached accessory building shall exceed fourteen (14) feet in height nor exceed the exterior perimeter dimensions of the principal structure on the lot.

* See Section 400

** See Section 205 (D) (1)

- (B) In Districts R-1, R-2, R-3, RR-1, RR-2, LS/R, RP, and OS, the minimum lot size and lot width regulations do not apply to any nonconforming parcel of land shown as lot in a recorded plat, or described in a deed or land contract executed and delivered prior to the effective date of this Ordinance.
- (C) There shall be a maximum floor area ratio of 25 percent in District R-3 and 80 percent in Districts C-1, C-2, and C-3.
- (D) There shall be a maximum ground coverage ratio of 30 percent in District R-3 and 40 percent in Districts C-1, C-2, and C-3.
- (E) There shall be a minimum landscaped open space of 30% in District R-3 and 10% in Districts C-1, C-2, and C-3. There shall be a minimum of 2.5% landscaped open space within the front yard setback.

MOTION CARRIED: 5-0.

SECTION 106: (One Principal Use)

Karen inquired if there was a public hearing on Section 106. The Planning Commission informed her that Section 106 was discussed at various times. A Public Hearing needs to be done.

According to the Zoning Ordinance, the Planning Commission doesn't do a site plan review, that is all up to the Zoning Administrator. It was suggested we put in the site plan review by the Planning Commission and the Zoning Administrator when changing Section 106. This would be the similar to the as review for PUD.

The Planning Commission members agreed to add the site plan into the ordinance when changing Section 106.

The following language was suggested for Section 106:

In all Districts, no more than one (1) principal use or main building shall be placed on a lot, except for groups of related industrial or commercial buildings, or multiple family dwellings contained within a single, integrated complex, sharing parking, access, and other similar site features as a conditional use in the R-3, C-1, C-2 and C-3 zoning districts.

It was suggested that the Township Attorney review the language for the Section 106 and also the Site Plan Review language that was in the packet and report back to the Planning Commission.

A public hearing needs to be set for May 1996 Planning Commission Meeting for the Site Plan Review and the language for Section 106.

Karen will draft the Site Plan Review for the Planning Commission for their April meeting to review it and possibly a Public Hearing will be held at the May 1996 Planning Commission Meeting.

Semi-Trailers and Outdoor Storage:

These will be dealt with as a Conditional Use by a case-by-case basis.

There was discussion on the various places that have semi-trailers used as storage.

Language will be worked on and a public hearing to be held, possibly May 1996.

Golf Course Signs:

Karen informed the Planning Commission members that now that the Board has passed the on premise sign amendment, Dan Trotochaud was in and what he has been suggesting to Joe Gibbs is that Joe use the property that is between the railroad tracks and M 28 and trade the property for property along that access road, it would be a continuous piece of property and he could place his sign then on his property.

The Planning Commission members felt that if you started changing this off premise signs you may be asking for trouble. We should wait and see what happens.

The Planning Commission members were informed that the Zoning Administrator has spoken with the State Highway Department regarding signs.

Site Condo:

Karen informed the Planning Commission Members that she had no further information on a site condo, but has spoken with Mr. Tim Hayden, Onota Township Supervisor regarding the Site Condo information that is used in his township. They have had no problems with this ordinance. It was suggested that we may be able to model after Onota Township. Onota Township is an adjoining township to Chocolay Township.

Waterfront Setback:

There was concern, could a residence be rebuilt if the house burned down. Would they fall under being grandfathered in or would they have to meet the 100' setback?

As the ordinance states presently if a house would burn down, the property owner would be non-conforming and would have to go back to the Zoning Board of Appeals for a variance.

The Planning Commission suggested that a letter be sent to Carl Lindquist and West Branch Township from Bill Sanders stating that we did discuss the setback about a year ago and we have a 100' setback.

NEW BUSINESS:

DISCUSS 1995 PLANNING COMMISSION ANNUAL REPORT:

There was a question regarding the \$4,200 for meeting compensation. Karen informed them that the meeting compensation is standard and noted that only 55% of the budgeted amount was used.

It was also inquired if there were monies left over in the Planning Commission budget could these monies be used to purchase items the Planning Commission would like to purchase. Karen informed the Planning Commission that she would come back to the Planning Commission in October with a balance that would be left in the Planning Commission budget and may be able to expend for books, etc.

The Planning Commission would like to see monies that may be left be contributed to the Ball State Charrette project.

Estelle questioned had Karen heard anything regarding the Ad Hoc Committee or the Logo Contest. Karen informed the Planning Commission that she received one call for the logo contest and six or seven people for the trail committee.

She also informed them that there will be a paid advertisement in the Mining Journal regarding these. She also informed them that Mark Maki volunteered to be on the trail's committee.

Scott Emerson informed her that he would be willing to come to the first meeting of the trail committee, but due to his schedule wouldn't be able to commit any further.

Bill Sanders will sign the copy of the 1995 Planning Commission Annual Report and forward to Ivan Fende, Township Supervisor.

DISCUSS KENNEL MEMO FROM MARK MAKI:

There was a memo dated March 6, 1996 from Mark Maki regarding kennels. He has received complaints from residents on North Big Creek.

After discussion on the memo, the Planning Commission agreed that the township has a kennel designation and it is working well and to leave as it is. They do not perceive it as a problem.

DISCUSS POLICY ON SEASONAL ROADS FROM MCRC:

After discussion on the literature received from the Marquette County Road Commission that was in the agenda packet, if a road was designated a seasonal road and became year round access, the Township would have to pick up a 50% of upgrading the road or portion of the road petitioned to be removed from the seasonal road system.

The Planning Commission agreed to have the road remain a seasonal road.

PLANNING DIRECTOR'S REPORT:

1. GIS System with NMU - no new developments on the grants for this project with the Chocoley Watershed.
2. Youth & Family meetings - Linda Rossberg has conducted three meetings here at the Township. Our next meeting will be Tuesday, April 2, 1996.
3. Golf Course Signs on Premises - Board has moved to publish and adopt.
4. Ad Hoc Committee for trails has been advertised once and I have been asked to advertise it again with the Logo Contest.
5. I have received a list of four communities, from Rita Hodgins, that have been involved with the Charrette's. I will be making contact within the next week.
6. I have picked up the Land Use video and the handbook. Both are available for your review.
7. Rita Hodgins and I met with the Lion's Club on Wednesday, March 6. I presented the Strategic Plan. I mentioned the Township Board has approved the logo contest and the Ad Hoc Committee for Trails. Rita talked about the community charrette. We received some good feedback from those present and met with them for about 45 minutes.
8. There may be a need to hold a special Planning Commission Meeting regarding Blondeau & Son's. We are looking at April 22, 1996 for the Special Planning Commission Meeting to be held for this purpose, if they come into the office with a request for a conditional use or PUD.

PUBLIC COMMENT:

The Planning Commission Members were informed that the Downs Golf Course has received another extension to get the monitoring wells in. The date of the extension for the monitoring wells to be put in is May 1, 1996.

The Planning Commission requested that this be the last extension granted.

Scott Emerson suggested that a letter be written to the Township Board supporting the D.P.W. Supervisor's recommendation that Chocoley Residents have an option regarding the tag issue versus a bin and pay a set fee for the use of the bin. The Planning Commission was in agreement for support to the Township Board that the Township give the residents' the option of leasing bins or purchasing garbage bag tags.

INFORMATIONAL ITEMS AND CORRESPONDENCE:

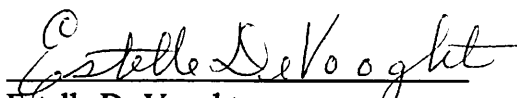
- A. Correspondence to - Chocoley Township Board - Recreation Plan Review
- B. Correspondence to - Steve Dupras - trail development
- C. Correspondence to - Dallas Peterson - thank you
- D. Correspondence from - MCSWMA - 1995 Annual Report

ADJOURNMENT:

Scott Emerson moved, Mike La Pointe supported that the Planning Commission meeting be adjourned.

MOTION CARRIED 5-0.

The Planning Commission meeting was adjourned at 9:50 p.m.


Estelle De Vooght
Planning Commission Secretary


Jeanette R. Collick
Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, APRIL 8, 1996**

PRESENT: Bill Sanders, Estelle De Vooght, Mike La Pointe, Max Engle, Bob Whitaker, Steve Kinnunen, Scott Emerson (arrived at 7:55 p.m.)

STAFF PRESENT: Karen Chandler - Director of Planning & Research

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Dale Stephenson, Cathy De Vooght, Judy Smith

PUBLIC HEARING:

Bill Sanders, Chairperson, called the Public Hearing to order at 7:35 p.m.

Bill Sanders welcomed new Planning Commission Member, Bob Whitaker.

REZONING #81 BED & BREAKFAST:

Judy Smith - 2441 M 28 E - She made an inquiry in September of 1995 to Karen that she would like to open a Bed & Breakfast. The property is 7 miles down M-28 on the lake side of the highway. The property has been in the family since 1922. She informed the Planning Commission of the history of the property. The property is about 900' off the highway. The house is in a quiet area and can't be seen off the highway. She presented photographs of the house and property to the Planning Commission.

Cathy De Vooght - 6341 U S 41 S - informed the Planning Commission of the letter that was in their packet from her dated April 4, 1996. She noted that two words in her letter needed correction. In the first paragraph the word formally be changed too formerly and the second paragraph the word sight be changed to site. She requested that the letter presented in the Planing Commission packet be read aloud into the record.

Gerald Vashaw - 500 Baraga #3- (Brother of Judy Smith) and adjacent property owner stated he was in favor of the Bed & Breakfast.

Bill Sanders read the letter that was presented in the Planning Commission packet from Cathy De Vooght dated April 4, 1996 into the record.

April 4, 1996

Chocolay Township Board and Chocolay Township Planning Commission
Chocolay Township Hall
Marquette, Michigan

Re: Rezoning Request #81 PUBLIC HEARING RECORD
Bed and Breakfast Inns, Commercial Zones Only????

Dear Chocolay Township Board and Chocolay Township planning Commission

Across the country, Bed and Breakfast Inns are more often dotted in residential neighborhoods and rural areas than commercial zones. Why? Because they've almost always formally been someone private home, or an abandoned lighthouse, or barn, or etc. They are places that offer tranquility, beauty, interesting history, lovely vistas, or some other attribute. They are nothing like hotels and motels on e typically finds in commercial zones.

The new Bed and Breakfast Inn in Harvey, The Bayou Place, used to be someone home, though, for years, it's been zoned commercial. That commercial zoning isn't what makes it a sensible sight for a Bed and Breakfast. It's the lovely old house that's situated beside a quiet bayou, along with the general charm of the place that does that.

Kim and Chet Taylor aren't stupid people. They didn't turn their commercially zoned carlot with it's cement parking areas, into a Bed and Breakfast. They turned their lovely old house into a wonderful Bed and Breakfast.

To make room for Bed and Breakfast Inns in commercial zones only, while excluding residential and rural areas in ridiculous. Commercial zones are generally too noisy, busy and completely opposite of what Bed and Breakfast Inns represent.

I am very opposed to rezoning request #81 as applied for because it doesn't make wise planning sense. In fact, if it were to be adopted a is, it would only cause future problems for the Township, mainly discrimination issues. Bed and Breakfast Inns should be allowed in all zoning districts, not just commercial ones.

To permit Bed and Breakfast places in commercial zones only creates unfair monopoly. Last I heard, monopolies like that are illegal.

Whatever you decide to do, you will have had plenty of food for thought before you act.

Sincerely,
Cathy DeVooght

cc: Marquette County Planning Commission

Bill Sanders inquired if there were any further public comment regarding Rezoning #81 Bed & Breakfast?

There were no further public comments regarding Rezoning #81.

There being no further Public Hearings, Bill Sanders closed the public hearing section of the Planning Commission Meeting.

REGULAR MEETING CALLED TO ORDER:

Bill Sanders, Chairperson called the Regular Meeting to order at 7:40 p.m.

ROLL CALL:

Roll call was taken with Bill Sanders, Estelle De Vooght, Mike La Pointe, Max Engle, Steve Kinnunen and Bob Whitaker present. Scott Emerson (arrived at 7:55 p.m.)

APPROVAL OF MINUTES OF:

Max Engle moved, Estelle De Vooght supported that the minutes dated March 27, 1996 be approved as presented.

MOTION CARRIED: 6-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Bill Sanders inquired if there were any additions or changes in the agenda? It was suggested that New Business (A) be moved up on the agenda before Old Business.

Max Engle moved, Bill Sanders supported that the agenda be approved as changed.

MOTION CARRIED: 6-0.

PUBLIC COMMENT:

Bill Sanders inquired if there were any Public Comment.

Mark Maki commented on the March 27, 1996 Planning Commission Meeting Minutes.

Concerning page 7, Section 106. Site Plan Review for all Conditional Uses. This language should also be considered for all Zoning Districts.

Concerning page 8, Waterfront Setback. The sentence reads As the ordinance states presently if a house would burn down, the property owner would be nonconforming and would have to go back to the Zoning Board of Appeals for a variance.

They are exempt from the 100' setback.

Mark Maki commented to the Planning Commission and urged the Planning Commission to move on with this proposed language.

Bill Sanders inquired if there were any other public comments. There were none. The first Public Comment Section of the Planning Commission was closed.

NEW BUSINESS:**CONSIDER REZONING #81 BED & BREAKFAST:**

Only Section 209, 210 & 211 were advertised to indicate Bed & Breakfast.

If we accept other district as indicated in Staff report we will need to advertise again.

C-1, C-2, C-3 doesn't make sense. RP conditional use for resorts requires a 20-acre parcel.

Dog Kennels are more disturbing and are treated as principal uses.

Generally people are not building new buildings for Bed & Breakfast.

Scott Emerson arrived at the Planning Commission Meeting at 7:55p.m.

Sarah Russell - 2441 M 28 East - commented on the commercial/residential area Bed & Breakfast.

It was commented that Bed & Breakfasts are considered more of a business than a residence.

Home occupation only has one person working.

According to the Strategic Plan residents want to keep their neighborhoods quiet.

Cathy De Vooght - 6341 U S 41 South - Zoning Ordinance is a living document, not a covenant.

Gerald Vashaw - The Bed & Breakfast that is being proposed is family oriented.

There was a question on the Bed & Breakfast in Sands Township. Karen stated the Bed & Breakfast in Sands is located next to her. The Bed & Breakfast is no problem. There is increased traffic in a neighborhood with teenagers and not necessarily with a Bed & Breakfast. She also stated Sands rewrote their Zoning Ordinance and Bed & Breakfast is not included in the R-1 districts.

It was stated that as a conditional use, we could put conditions on this.

Usually in a Bed & Breakfast people stay the night, eat and are usually gone.

Judy commented that she discussed the opening on a Bed & Breakfast in September, but due to the proposed language of a Bed & Breakfast that she put off opening the Bed & Breakfast until the language was passed. She questioned why it wasn't advertised to include the zoning district she was in.

After the questions and comments the following was decided.

Max Engle moved, Bob Whitaker supported that the Bed & Breakfasts be tabled and readvertised and that a Public Hearing be held to include all zoning districts.

MOTION CARRIED: 6-1.

Karen stated that Bed & Breakfasts need to be readvertised in areas as a conditional use on a case by case basis. It will take about two weeks to readvertise.

Judy Smith stated she would be willing to wait.

It was decided that this be done for the next regular scheduled Planning Commission, which will be May 13, 1996.

OLD BUSINESS:**DISCUSS POSSIBLE WORDING FOR TEXT AMENDMENTS:**

SECTION 106 - It was noted that there was a public hearing for Section 106 in April 1992.

Max Engle moved, Bill Sanders supported that Section 106 language as presented in the Planning Commission packet for March be returned to the Township Board for approval.

MOTION CARRIED: 7-0.

SEMI TRAILERS AND OUTDOOR STORAGE:

It was noted that the language presented in the March Planning Commission packet regarding the Semi trailers and outdoor storage is published for a public hearing for the May 13, 1996 meeting.

SITE CONDO - It was noted that language pertaining to the Site Condo will be available for discussion at the May 13, 1996 Planning Commission Meeting.

PLANNING DIRECTOR'S REPORT:

Karen informed the Planning Commission of the upcoming MSPO workshop on Site Plan Review to be held May 9, 1996. If anyone interested, please contact her.

June 10, 1996 Planning Commission Meeting is scheduled to be held the same day of the School Election. It was suggested that since the school election is going to be held at the Township Hall Meeting room that we see if we could hold the June Planning Commission Meeting either at Silver Creek or Cherry Creek School. Karen will make contacts with the principals of the two schools and inform the Planning Commission at their May meeting.

Karen informed the Planning Commission that Steve Blondeau, Dave St. Onge, Ivan Fende, Mark Maki, Larry Gould, Greg Zybur and she met and went over various options and suggestions in a pre-conference meeting, for a PUD request at the L. Blondeau & Sons Trucking, Inc. property.

Karen informed the Planning Commission that the township will be getting the Township Attorney's opinion next week. The Planning Commission members requested that they receive information regarding the Special Planning Commission meeting for April 22 as early as possible.

The Planning Commission was also informed that Dave St. Onge of TriMedia Consultants gave a presentation on the contamination situation at L. Blondeau & Sons Trucking, Inc at the Township Board meeting on April 1.

Planning Commission members thanked Mark for the memo and information.

PUBLIC COMMENT:

It was inquired on how the meetings on the trails were going. It was suggested that a letter be written to Gene Elzinga regarding the trails.

Bob Whitaker gave the Planning Commission a brief history of himself.

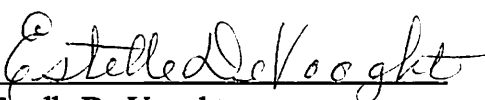
Karen brought the Planning Commission up-to-date on the Downs Golf Course.

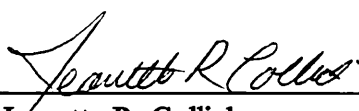
INFORMATIONAL ITEMS AND CORRESPONDENCE:

- A. Correspondence to - Robert P. Whitaker - appointment to Planning Commission.
- B. Correspondence to - Lawrence E. Coehoorn - thank you for application.
- C. Correspondence to - Thomas D. Budgick- thank you for application.
- D. Correspondence to - Dr. Kendall Tabor - thank you for application.
- E. Correspondence to - Robert Weisenberger - thank you for application.
- F. Correspondence from - MWEA - Watershed Management Conference.
- G. Correspondence from - Mark Maki - memo to Steve Blondeau.

ADJOURNMENT:

There being no further business, the Planning Commission meeting was adjourned at 9:55 p.m.


 Estelle De Vooght
 Planning Commission Secretary


 Jeanette R. Collick
 Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, APRIL 22, 1996**

PRESENT: Bill Sanders, Mike La Pointe, Estelle De Vooght, Bob Whitaker, Scott Emerson (arrived at 7:40 p.m.), Max Engle (arrived at 8:50 p.m.)

ABSENT: Steve Kinnunen (out of town)

STAFF PRESENT: Karen Chandler - Director of Planning & Research, Mark Maki - Zoning Administrator

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Dave St. Onge, Steve Blondeau, Joe Morgan, Eleanor Morgan, Matthew Williams, Lee Blondeau, David Blondeau, Jim La Cosse, Sharon La Cosse, Margaret Meiss.

PUBLIC HEARING:

Bill Sanders, Chairperson called the Public Hearing to order at 7:35 p.m. He explained the process of the public hearing. He noted there were two items for the public hearing, which were (1) Rezoning #82 C-2 to C-3 and (2) Rezoning #83 C-2 to PUD.

Karen informed the Planning Commission the applicant on this request is L. Blondeau Trucking Company and asked Dave St. Onge, Consultant for Blondeau's to make his presentation.

Dave St. Onge stated that his comments and presentations will be for both items. Bill Sanders asked Dave to hold his presentation until after public comment.

Mark Maki - Chocolay Township Zoning Administrator commented on the several key points to the rezonings and that would apply for both of the rezoning requests, which were

1. Procedural Issues (Township Attorney's Correspondence).

Problems with the procedural application are: (1) pre-application conference process, in his opinion, was not followed. (2) Submit written & graphic requirements. The applicant has not met these requirements.
2. Eligibility Requirements: Mark advised the applicant that they do not meet the requirements for the PUD.
3. Substance Request. He gave the history of this parcel. He commented that it is his contention and has been his contention for the last ten years that rezoning this property to an industrial purpose surrounded by commercial retail and residential will constitute spot zoning. The Comprehensive Plan is a guide that the Planning Commission is supposed to use in making those decisions. He gave examples of duplexes in Harvey and the Planning Commission recommended denial of that because it would be spot zoning. He also gave the example of a denial of a warehouse in Beaver Grove because it would be spot zoning.
4. This is not a new issue. In 1986 The Township Planning Commission recommended denial because it was spot zoning. Marquette County Planning Commission commented that the rezoning of this property would basically ruin the integrity of the commercial retail business. The Zoning Board of Appeals denied expansion in 1986 and 1988.
5. In January 1987 the Chocolay Township Board also denied the zoning request based on their interpretation of spot zoning. Mark read various motions from the Township Board minutes.
6. Environmental Issue - Basically from the DNR's position, regardless of any decision made regarding the rezoning of the L. Blondeau Trucking, they are required to submit plans to alleviate the contamination in this area. If the contamination has reached a point that the building has to be removed, as Mark stated in one of his reports in the pre-application process that it would be an opportune time to bring the property into conforming land use,

as has been the Township Comprehensive plan for the last 20 years.

7. There have been a number of nuisance factors that have been identified over the years respective to the property, for example the double tandem trucks accessing off U.S. 41 is not a good access situation. There are also noise activities, diesel fuel, fumes, etc. that do not make that land use compatible with the adjoining area.
8. PUD - the purpose of a Planned Unit Development (PUD) is to create an innovative land use for a variety of building types, etc., preserving natural settings in open space. Mark used the condominiums as an example.

Pertaining to this request, this is not a PUD. The site is clear, there is no natural setting, asphalt is in place, no open space, doesn't meet the intent of a PUD.
9. If rezoned, he has no doubt that there will be future expansion, as the expansion has been continual since 1983. The proposed building is larger than the existing building.
10. The overall development plans of the township have been too not rezone this property. The township has rejected the rezoning in the past.
11. The applicant has the option of going to the Zoning Board of Appeals without rezoning the parcel, but would be restricted to expansion on Parcel B only.

Joe Morgan - 111 E. Wright Place: He has lived across from Le Roy Blondeau since 1942. The building was just a garage. The only time they were bothered was at 5:00 a.m. and was when they backed the trailer to get items off or on the trailer. Noise doesn't bother them at all.

Milwaukee/Northwestern Railroad trains make more noise and goes through 4 - 5 times daily.

Feels they need a new garage to drive the vehicles in and out of. No complaints. Benefit employment in the area.

Jim La Cosse - 116 W. Wright Place: He has lived there for about 5 years. His son lives there presently. He has no problem with noise or dust. A fence is next to the garage.

Joe Morgan: stated that Mrs. Blondeau at one time told him not to call the garage if the noise was a nuisance to him, but to call her personally.

Sharon La Cosse - 116 W. Wright Place: No problem with rezoning the property.

Joe Morgan: commented on the road - the Road Commission left the road as it was on the old map.

Eleanor Morgan - 111 E. Wright Place: No complaints. Very nice people.

Bill Sanders inquired if there were any further comment regarding the public hearing issues?

He reminded the public and Planning Commission present that all the comments received would pertain to both rezonings #82 and 83.

Karen informed the Planning Commission that when the notices went out both rezonings were advertised at the same time and were not sent out separately.

Bill Sanders read a letter from Kim Amon, 158 E. Wright Place into the record. Kim Amon was against the rezoning because of the dust, fumes and noise. This letter was placed in the rezoning # 82 file.

Margaret Meiss - 105 W. Wright Place: She is a 20-year resident of Chocoley Township. Can't go out of her house before 11:00 a.m. because of the diesel fumes, dust, etc. Trucking garage shouldn't be in a residential area. She also stated that the Board wonders why people don't attend township meetings. Some of the people feel they are just banging their heads against the

wall and aren't being heard.

Feels the trucking garage should be in another area. Blondeau's do have other land that would be able to be used for the trucking business. As far as having to tear down the garage to clean up the pollution, it is just an excuse to build a new bigger garage and expand more on the number of vehicles.

They also bought U.P. Moving and Storage on land contract. They used that property to obtain access onto the highway. It will be just a matter of time that they will be parking vehicles there. Last fall they did.

Bill Sanders inquired if there were any more comment for the public hearing? There were none. He closed the public hearing regarding rezoning 82 and 83.

SPECIAL MEETING CALLED TO ORDER:

Bill Sanders called the Special Planning Commission Meeting to order at 8:05 p.m.

ROLL CALL:

PRESENT: Bill Sanders, Mike La Pointe, Estelle De Vooght, Bob Whitaker, Scott Emerson (arrived at 7:40 p.m.), Max Engle (arrived at 8:50 p.m.)

ABSENT: Steve Kinnunen (Out of Town)

PUBLIC COMMENT:

Bill Sanders inquired if there were any Public Comment. There were none. He closed the first public comment session of the Special Planning Commission Meeting.

OLD BUSINESS:

This being a special meeting, there was no Old Business.

NEW BUSINESS:

CONSIDER REZONING #82 - C-2 TO C-3:

Bill Sanders reminded the Planning Commission and people present that the comments received during the public hearing are pertaining to both the #82 and #83 rezoning requests. Each will be decided upon separately.

Dave St. Onge, Consultant for L. Blondeau Trucking made a presentation.

He commented that Chocoday Township has an opportunity to deal with the ground water contamination and to obtain a very quick resolution.

The underground tank was removed in December 1994.

He explained the contamination process regarding (1) soil, (2) free product and (3) groundwater impact.

A monitoring system has been constructed on the property and has been operating for the past 12 months. There are about 650 cubic yards of impacted soil under the existing garage.

There are various options that could be done for the contamination, which are:

1. Don't do anything.
2. Take down existing garage and treat soil.
3. Combination -soil wash and soil treatment.

The following questions and comments were received:

- Concentration is very high.
- Tank was next to building.
- Approximately 11,000 gallons of free product has been recovered to date.

- Small diesel contaminant in the ground water table.
- DEQ -not waiting, contaminant soil has to be cleaned up.
- Is there a potential for a run-off? Yes there is always a potential.
- Yes the trucking company wants to clean it up.
- Dual stage cleanup - will be a central collection point.
- Impact ground water and free product.
- Not causing groundwater to get worse. Will continue with a monitoring system.
- How long will this take to be cleaned up, if building remains as is? Depends on how the groundwater table fluctuates. Possibly 5-20 years. If the building is torn down, can remove contaminated soil faster.

Mr. St. Onge presented a demonstration of the proposed garage on Parcels A, B, & C.

- Remove portions of building to get to soil impact.
- Proposed new building 80' x 100'. Existing building is 70' x 100'.
- If new building - vehicle maintenance will be more effective and will eliminate the number of times the vehicles have to be in and out of the garage.
- Not proposing additional use.
- Small office and clean up area for employees. Will be hooked up to the Township sewer.
- Use and operation of hours will remain the same.
- Had a pre-conference meeting with the Township Supervisor, Director of Planning & Research, Zoning Administrator, D.P.W. Supervisor, Police Chief and Township Attorney.
- Both applications provide same use of property.
- Concerning the lack of written documentation, feels they are providing all the documentation and everything has been submitted.
- Concerning the eligibility requirements. They need and have 2 acres for a PUD.
- Concerning Spot Zoning - Being open with the facts. Don't know all the options. At one time this was zoned a C-2.
- Planning Commission and Township doesn't allow enough flexibility.
- Physically would improve the property and dealing with the soil contamination at the same time. At the present time trucks are half in and half out of the garage when being maintained.
- New building will meet MIOSHA Requirements.
- What does the Township get if they don't approve the rezoning? In simple terms the trucking company has to deal with the soil in some capacity regardless of the decision on the rezoning. Soil has to be treated in some capacity. It could maybe take 10 years for clean up. If rezoning goes through maybe three years.

Max Engle arrived at 8:50 p.m.

- What about potential growth and expansion? Can't say what it will be in the future.
- If soil is washed what happens in 10 to 12 years? Burden is on the owner and operator of the property.
- Who is going to be policing the soil? DEQ has the responsibility to see that the owners of the property are dealing with cleanup. The storage tank has been removed.
- Blondeau Trucking did black top and did purchase the U.P. Moving & Storage property.
- It was suggested that a possibility would be for the business to move to C-3 property and sell the present property for a business in the C-2 zoning district.
- New building is needed to keep up with modern technology. Old building is 25 years old.
- What is the difference now than when the rezoning was denied in 1987? None.
- The 1994 court settlement was not to allow future expansion.
- Zoning goes with the land. Who knows what the future is going to hold.
- The Strategic Plan wants good buffers between commercial and residential districts.
- There is not enough frontage and doesn't meet the requirements for a PUD.
- Not good township planning, if this business is allowed to expand.
- Court has upheld the Zoning Ordinance.
- Parcel B has a non-conforming use designation.

After the above questions and comments the following motion was made regarding the rezoning of C-2 to C-3.

Scott Emerson moved, Estelle De Vooght supported that the Chocoday Township Planning Commission recommends to the Chocoday Township Board denial of the rezoning request from Blondeau Trucking for C-2 to C-3 on the following parcels

Parcel B: Part of the northeast quarter of Section 7, T47N, R24W, described as: commencing at the north 1/4 corner of said Section 7; thence north 88° 32' 00" east, 976.62 feet along the north line of said Section 7 to the point of beginning; thence continuing north 88° 32' 00" east, 524.23 feet along the said north line of Section 7; thence south 1° 28' 00" east, 150.00 feet; thence south 88° 32' 00" west, 324.23 feet; thence south 14° 29' 50" west, 206.16 feet; thence north 1° 28' 00" west, 200.00 feet to the point of beginning. Containing 83,635 square feet or 1.92 acres.

Parcel C: Part of the northeast quarter of Section 7, T47N, R24W, described as: commencing at the north 1/4 corner of said Section 7; thence north 88° 32' 00" east, 1500.85 feet along the north line of said Section 7; thence south 1° 28' 00" east, 150.00 feet to the point of beginning; thence south 88° 32' 00" west, 324.23 feet; thence south 74° 29' 50" west, 206.16 feet; thence south 71° 59' 10" east, 359.83 feet; thence north 88° 32' 00" east, 185.00 feet; thence north 1° 28' 00" west, 170.00 feet to the point of beginning. Containing 63,766 square feet or 1.46 acres.

based on this rezoning being inconsistent with the comprehensive plan and the concept that this rezoning would constitute a "spot zoning."

MOTION CARRIED: 6-0.

CONSIDER REZONING #83 C-2 TO PUD:

The comments received during the Public Hearing and some of the questions and comments made in the rezoning request #82 were considered for the #83 request. The following additional questions and comments were made regarding rezoning #83 request.

- The only legal access was off Wright Place. Entered an agreement with Mr. Ball.
- The PUD requirement is 200' lot width.
- Planning Commission needs to address the Zoning Administrator's concern for the procedures, etc.
- Planning Commission doesn't want the trucking company to move out of the township. This is a much needed service for the township.
- Cannot approve the PUD without the proper access.
- Planning Commission needs to do the following regarding consideration for this rezoning request, which are: (1) passing the request, (2) denying the request or (3) tabling the request.
- We may be setting ourselves up to yet another litigation situation.
- We aren't making everyone happy, the situation isn't going to go away. Possibly could make the situation better.
- The purchase of the Dry Dock was suggested.
- We have an obligation to generations to come to make good planning decisions.
- PUD requirements have to be met and the Planning Commission will consider the requirements.
- Procedures have to be met.
- Blondeau's to submit the potential plan of the new building.
- We need answers to various questions.

After the questions and comments the following was decided regarding the #83 zoning request:

Mike La Pointe moved, Scott Emerson supported that the Chocoday Township Planning Commission table Rezoning Request #83 to the next regular meeting on May 13, 1996 to allow time for the Planning Director to meet with other Township Department Heads and the Applicant to discuss completion of the PUD application and to address existing concerns on the following parcels:

Parcel B: Part of the northeast quarter of Section 7, T47N, R24W, described as: commencing at the north 1/4 corner of said Section 7; thence north 88° 32' 00" east, 976.62 feet along the north line of said Section 7 to the point of beginning; thence continuing north 88° 32' 00" east, 524.23 feet along the said north line of Section 7; thence south 1° 28' 00" east, 150.00 feet; thence south 88° 32' 00" west, 324.23 feet; thence south 14° 29' 50" west, 206.16 feet; thence north 1° 28' 00" west, 200.00 feet to the point of beginning. Containing 83,635 square feet or 1.92 acres.

Parcel C: Part of the northeast quarter of Section 7, T47N, R24W, described as: commencing at the north 1/4 corner of said Section 7; thence north 88° 32' 00" east, 1500.85 feet along the north line of said Section 7; thence south 1° 28' 00" east, 150.00 feet to the point of beginning; thence south 88° 32' 00" west, 324.23 feet; thence south 74° 29' 50" west, 206.16 feet; thence south 71° 59' 10" east, 359.83 feet; thence north 88° 32' 00" east, 185.00 feet; thence north 1° 28' 00" west, 170.00 feet to the point of beginning. Containing 63,766 square feet or 1.46 acres.

Parcel A: Part of the southeast quarter of Section 6, T47N R24W, described as: commencing at the south 1/4 of said Section 6; thence north 88°32'00" east, 972.50 feet along the south line of said Section 6 to the point of beginning; thence continuing north 88°32'00" east, 207.35 feet along the said south line of Section 6; thence north 13°56'23" west, 84.44 feet; thence north 8°18'34" east, 98.81 feet; thence north 62°19'13" west, 163.98 feet along the southerly right-of-way line of Wright Street; thence south 27°39'13" west 60.00 feet along the easterly right-of-way line of Green Bay Street; thence north 62°19'13" west, 30.00 feet along the southerly right-of-way line of Wright Street; thence south 0°24'33" west, 222.00 feet to the point of beginning. Containing 43,252 square feet or 0.99 acres.

MOTION CARRIED: 6-0.

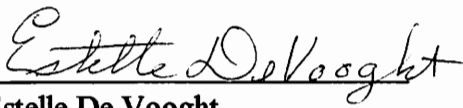
PUBLIC COMMENT:

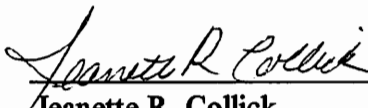
Bill Sanders inquired if there was any public comment.

Margaret Meiss commented that the owners are trying to wear the Planning Commission members down to pass the PUD.

ADJOURNMENT:

There being no further business and/or comments the Special Meeting of the Planning Commission was adjourned at 10:35 p.m.


Estelle De Vooght
Planning Commission Secretary


Jeanette R. Collick
Recording Secretary

CHOCOLAY TOWNSHIP PLANNING COMMISSION

MONDAY, MAY 13, 1996

PRESENT: Bill Sanders, Estelle De Vooght, Mike La Pointe, Max Engle, Bob Whitaker,

ABSENT: Steve Kinnunen, Scott Emerson

STAFF PRESENT: Karen Chandler - Director of Planning & Research, Mark Maki - Director of Assessing & Zoning

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Cathy De Vooght, Peg Iery, Deborah Retaskie, Judy Smith, Marci Thieme, Bob Mc Kee, Tom Hedeniemi, Margaret Meiss

PUBLIC HEARING:

Bill Sanders, Chairperson, called the Public Hearing to order at 7:30 p.m.

REZONING #81 BED & BREAKFAST:

Bill Sanders inquired if there was any public comment regarding Rezoning #81 Bed & Breakfast?

Bob Mc Kee - 653 Lakewood Lane: Is Rezoning #81 in a particular area?

Bill Sanders informed the public and Planning Commission that Rezoning #81 includes all zoning districts in Chocolay Township.

Cathy De Vooght - 6341 U S 41 South: Good to act on all zones.

There was a comment made that 20 acres in RR-2 seems like a lot when a house is allowed in 5 acres. Shouldn't be denied because they do not have 20 acres.

Peg Iery - 2035 M 28 E: Judy Smith shouldn't be stopped because they don't have 20 acres. They are in an LS/R Zoning District.

Marci Thieme - 1895 M 28 E: Would like R-1 to remain the same as it is presently.

Mark Maki - Township Zoning Administrator: R-1 zoned single family. Subdivision on Lakewood Lane objects to home occupations and is not enthusiastic about Bed & Breakfast being along Lakewood Lane.

Bill Sanders inquired if there were any further public comment regarding Rezoning #81 Bed & Breakfast? There was no further public comments regarding Rezoning #81 or Public Hearings, Bill Sanders closed the Public Hearing section of the Planning Commission meeting.

REGULAR MEETING CALLED TO ORDER:

Bill Sanders, Chairperson called the Regular Meeting to order at 7:40 p.m.

ROLL CALL:

Roll call was taken with Bill Sanders, Estelle De Vooght, Mike La Pointe, Max Engle, and Bob Whitaker present. Scott Emerson and Steve Kinnunen were absent.

APPROVAL OF MINUTES OF APRIL 8, 1995 & APRIL 22, 1996:

Bill Sanders inquired if there were any corrections and/or additions to the April 8, 1996 Planing Commission minutes?

On Page 3 the sentence that read: **Cathy De Vooght - 6341 U S 41 South - Zoning Ordinance is a living document, not a covenant. Planning Commission member - people want personal service that is in a Bed & Breakfast.** The last sentence should be omitted.

Bill Sanders noted the motion on Bed & Breakfast on page 4 should read: **Motion Carried 6-1, not 7-0.**

Bill Sanders moved, Max Engle supported that the minutes dated April 8, 1996 be approved as corrected.

MOTION CARRIED: 5-0

Bill Sanders inquired if there were any corrections and/or additions to the April 22, 1996 Planning Commission minutes. There were none.

Max Engle moved, Estelle De Vooght supported that the April 22, 1996 Planning Commission minutes be approved as presented.

MOTION CARRIED: 5-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Bill Sanders inquired if there were any additions or changes in the agenda? There were none.

Bill Sanders moved, Estelle De Vooght supported that the agenda be approved as presented.

MOTION CARRIED: 5-0.

PUBLIC COMMENT:

Bill Sanders inquired if there was any Public Comment.

Karen introduced Shane Wolf, a student intern working at the Township this summer from Northern Michigan University.

Margaret Meiss inquired if Rezoning #83 was tabled?

Bill Sanders informed everyone present that another public hearing on rezoning #83 wouldn't be held. The Planning Commission would be discussing Rezoning #83 under Old Business tonight. He informed everyone that now is the time to make comment on that issue or reserve time when that topic would be discussed.

Margaret Meiss inquired on what can Blondeau Trucking do now? She was informed that nothing has been changed as far as the Township is concerned.

PUD hasn't been approved at this time. Planning Commission tabled this at the April 22, 1996 meeting for more information. Bob Whitaker stated that a PUD is different for every situation. Blondeau's do not qualify at present for a PUD and needs to supply the Planning Commission with more information.

The removal of the contaminated soil is up to the DNR to enforce, not the Township. The township doesn't set State and Federal laws regarding environmental issues. The Township Zoning Ordinance helps protect the health, safety and welfare of the residents of the township.

Mark Maki stated that after the April 22, 1996 Planning Commission meeting, a meeting with Dave St. Onge, Karen Chandler, Ivan Fende and himself was held to discuss the frontage issue. At the present time there has been no further graphics or written documentation submitted to the Township.

Mark Maki inquired if the Planning Commission would consider any action to have any documentation regarding the Rezoning #83 be submitted at least one week in advance of the next meeting so the information could be reviewed by the staff and public.

There being no further public comment, the first public comment section of the Planning Commission was closed.

OLD BUSINESS:

CONSIDER REZONING #83 PUD/BLONDEAU & SONS TRUCKING, INC:

The following motion was made pertaining to Rezoning #83.

Bob Whitaker moved, Bill Sanders supported that a letter be sent to L Blondeau & Sons Trucking, Inc. from the Planning Commission stating that Rezoning #83 will be tabled until June 10, 1996 and to request that all information necessary to complete the application for a PUD be submitted at least one week in advance to allow for staff review before that meeting.

MOTION CARRIED: 5-0.

DISCUSS POSSIBLE WORDING FOR TEXT AMENDMENTS:

Site Plan Review - The following comments were made regarding the site plan review:

- Site plan will be review by the Planning Commission, the Planning Director and the Zoning Administrator.
- Township attorney should be asked to review the changes and refer them back to the Planning Commission for their review.

Bill Sanders moved, Estelle De Vooght supported that a letter be sent to the township attorney from the Planning Commission for his review of the suggested Site Plan Review.

MOTION CARRIED: 5-0.

Site Condo - The following discussion and comments were made pertained to the language for Site Condo:

- General Requirements (1) Sentence reading "No permits for erosion and sanitary sewage facilities shall be issued for property in a site condominium development until a final site plan therefore has been approved by the Planning Commission and is in effect.
After discussion it was decided that the above sentence be omitted.
- There was discussion on item (J) Monuments and Lot Irons. The sentence that reads: Lot irons shall be set at all condominium lot corners and deflection points of condominium lot line.
After the discussion on Item (J) it was decided that the above sentence be omitted.
- The same term, condominium lot or condominium unit, should be used through out the document.

Mike La Pointe moved, Bill Sanders supported that the Site Condo language and changes be sent to the Township Attorney for his review .

MOTION CARRIED: 5-0.

Semi-Trailers and Outside Storage - Karen informed the Planning Commission that she would have language put together for the Planning Commission at their June 10, 1996 meeting.

REPORT ON AD HOC COMMITTEE - TRAILS DEVELOPMENT:

Shane Wolfe gave a report on the trails development which included:

- I. **Liability**
 - A. Laws to be found that protect residents.
 - B. What have other trails done and are doing (FTA)
- II. **Problems To Be Considered:**
 - A. Fire Control
Trespassing
Stealing of Property
Littering
Very difficult to become a Federal trail
Using private property for the trails.
 - B. To Be Done:
Possible patrol groups (Hikers w/Authority
Putting up signs
Join Hiking Associations
- III. **Main Goal Now**
 - A. Map out hiking trail
 - B. Install trail

Planning Commission members thanked Shane for the fine report.

REPORT ON CHOCOLAY DOWNS GOLF COURSE - MONITORING WELLS:

Karen informed the Planning Commission that the township attorney hadn't received any further information than what was presented in their agenda packet and had not heard from Don Bays, Joe Gibb's attorney.

The following motion was made pertaining to the Chocelay Downs Golf Course:

Bill Sanders moved, Estelle De Vooght supported that a letter be sent from the Planning Commission to the Township Attorney notifying him that the Planning Commission is not in favor of extending the dead line pertaining to the installation of monitoring wells past June 10, 1996.

MOTION CARRIED: 5-0.

NEW BUSINESS:

CONSIDER REZONING #81 - BED & BREAKFAST - Karen presented an overlay regarding the zoning districts in the township.

Bill Sanders read a letter into the record from Marla Buckmaster, 519 Lakewood Lane pertaining to Bed & Breakfast and opposing the Bed & Breakfast language. This letter will be placed in the rezoning # 81 file.

The following comments were received regarding Bed & Breakfast:

- Doesn't see a difference between Bed & Breakfast and a home occupation.
- Nursing homes, day cares are more of a problem than a Bed & Breakfast.
- Can see a problem with Bed & Breakfast in R-1 and R-2.
- Personal experience with Bed & Breakfast is good. Doesn't see a problem with them being disruptive.
- Residents want their areas to remain the same as it is every day with the regular people living in the neighborhood and not different traffic and/or people that are with a Bed & Breakfast.
- Don't want increased traffic. Traffic could be at least double than the people living there.
- Bed & Breakfast could be less of a problem than some of the conditions present now.
- If conditions are met Bed & Breakfast would have to be allowed.
- Parking - one space is required for each room.
- Landscaping - People wouldn't want to lose their landscaping appeal.
- Each Bed & Breakfast would have to be dealt with on an individual case by case.
- If Bed & Breakfast are going to be allowed in one area, should be allowed in all areas.

After the above comments pertaining to Bed & Breakfast were made, the following motion was made to include R-3 along with the Planning Directors recommendation.

Max Engle moved Mike La Pointe supported that the Chocelay Township Planning Commission recommend to the Chocelay Township Board that the following amendments to the Chocelay Township Zoning Ordinance be approved.

AMENDMENT

That portion of Section 101 of the Charter Township of Chocelay Zoning Ordinance entitled "**DEFINITIONS**" as adopted May 9, 1977, and any and all Amendments adopted subsequent thereto, shall be and the same hereby is amended by the addition thereto of the language, which is underlined.

SECTION 101 DEFINITIONS

Bed & Breakfast, means a use that is subordinate to a single-family detached dwelling unit in which transient guests are provided sleeping rooms (not to exceed four (4) rooms) and a breakfast only, in return for payment; is the owner's personal residence; is occupied by the owner at the time of rental; and, the length of stay of any guest is not to exceed 14 consecutive days and 30 days in one year.

REPEALER AND AMENDMENT

That portion of Section 204 of the Charter Township of Chocelay Zoning Ordinance entitled "**DISTRICT R-3**" as adopted May 9, 1977, and any and all Amendments adopted

subsequent thereto, shall be and the same hereby is amended by the deletion thereto of the language in [brackets] and addition thereto of the language, which is underlined.

[SEC.] SECTION 204 DISTRICT R-3.

- (A) **INTENT.** To establish and preserve neighborhoods for medium density residential uses, free from other uses except those which are both compatible with and convenient to the residents of such a district.
- (B) **PERMITTED PRINCIPAL USES.** Single and two-family dwellings, and multiple dwellings.
- (C) **CONDITIONAL USES.** The same conditional uses as permitted in District R-1, subject to the same conditions, and also group day care facilities. Hotels, Bed & Breakfast, nursing homes, and clinics are also conditional uses.
- (D) **DISTRICT REGULATIONS.**
 - 1) Each apartment building shall provide refuse containers of sufficient size to contain all refuse generated by the residents within.
 - 2) All refuse containers shall be located on concrete stands, abutting and level with grade, which shall be surrounded, except on the entrance side, by a wood or masonry fence or wall at least six feet high.

REPEALER AND AMENDMENT

That portion of Section 209 of the Charter Township of Chocolay Zoning Ordinance entitled "DISTRICT C-1" as adopted May 9, 1977, and any and all Amendments adopted subsequent thereto, shall be and the same hereby is amended by the addition thereto of the language, which is underlined.

SECTION 209 DISTRICT C-1.

- (A) **INTENT.** To establish and preserve areas for those commercial facilities which are especially useful in close proximity to residential areas, while minimizing the undesirable impact of such uses on the neighborhoods which they service.
- (B) **PERMITTED PRINCIPAL USES.** Barber and beauty shops, general and specialty food and beverage stores, drugstores, restaurants, clothing and dry goods stores, offices, bakeries without additional sales outlets, Bed & Breakfast, dry cleaning and laundry pick-up stations, coin operated laundry and dry cleaning establishments, provided, however, that drive-in restaurants and establishments cooking or preparing food for consumption off the premises are excluded.
- (C) **CONDITIONAL USES.** Schools, where the type of school is compatible with nearby residential uses. Specialty retail sales where the type of sales has no outdoor display or storage and is compatible with nearby residential uses.
- (D) **SPECIAL REGULATIONS.** No establishment may occupy more than 3,000 square feet of floor space.

REPEALER AND AMENDMENT

That portion of Section 206 of the Charter Township of Chocolay Zoning Ordinance entitled "DISTRICT LS/R" as adopted May 9, 1977, and any and all Amendments adopted subsequent thereto, shall be and the same hereby is amended by the deletion thereof the language in [brackets] and addition thereto of the language, which is underlined.

[SEC.] SECTION 206 DISTRICT LS/R.

- (A) **INTENT.** This district is intended to establish and maintain for residential and recreational use those areas with frontage on inland lakes and rivers and the Lake Superior shoreline which, because of their natural characteristics and accessibility, are suitable for development.
- (B) **PERMITTED PRINCIPAL USES.** Single-family dwellings.
- (C) **CONDITIONAL USES.** Marinas, boat liveries, bathing facilities, fishing piers, resorts, Bed & Breakfast, fish markets, commercial fishing docks, and associated facilities when located and designed so as not to unreasonably interfere with, degrade or decrease the enjoyment of existing uses of nearby land.

REPEALER AND AMENDMENT

That portion of Section 208 of the Charter Township of Chocoday Zoning Ordinance entitled "DISTRICT RR-2" as adopted May 9, 1977, and any and all Amendments adopted subsequent thereto, shall be and the same hereby is amended by the deletion thereof the language in [brackets] and addition thereto of the language, which is underlined.

[SEC.] SECTION 208 **DISTRICT RR-2.**

- (A) **INTENT.** To establish and maintain for low intensity use those areas which, because of their location and accessibility to existing utilities, paved public roads, community facilities, and public services, are suitable for wide range of very low density residential and recreational activities.
- (B) **PERMITTED PRINCIPAL USES.** The growing and harvesting of timber, and the raising of livestock. Agricultural produce, trees, shrubbery, flowers, etc., which are grown on the premises may also be marketed on the premises. Detached single family dwellings are permitted on lots five acres or more with 300 feet of lot width. Boarding stables on lots of 20 acres or more.
- (C) **CONDITIONAL USES.** Resorts, Bed & Breakfast, riding stables, parks, campgrounds, kennels, and day camps on lots of 20 acres or more. Hunting and shooting preserves, winter sports facilities, and trails on lots of 20 acres or more. Unlighted golf courses on lots of 60 acres or more.

REPEALER AND AMENDMENT

That portion of Section 212 of the Charter Township of Chocoday Zoning Ordinance entitled "DISTRICT RP" as adopted May 9, 1977, and any and all Amendments adopted subsequent thereto, shall be and the same hereby is amended by the deletion thereto of the language in [brackets] and addition thereto of the language, which is underlined.

[SEC.] SECTION 212 **DISTRICT RP.**

- (A) **INTENT.** To establish and maintain for low intensity use those areas which because of their location, accessibility and natural characteristics are suitable for a wide range of agricultural, forestry, and recreational uses.
- (B) **PERMITTED PRINCIPAL USES.** The growing and harvesting of timber, livestock, campgrounds, day camps, riding or boarding stables, winter sports facilities, parks, kennels, trails, agricultural produce, trees, shrubbery, flowers, etc., which are grown on the premises may also be marketed on the premises. Detached single-family dwellings are permitted on tracts of 20 acres or more.
- (C) **CONDITIONAL USES.** Resorts, Bed and Breakfast and lodges on lots of 20 acres or more. Hunting and shooting preserves on lots of 20 acres or more. Unlighted golf courses on lots of 60 acres or more.

REPEALER AND AMENDMENT

That portion of Section 213 of the Charter Township of Chocoday Zoning Ordinance entitled "DISTRICT RP" as adopted May 9, 1977, and any and all Amendments adopted subsequent thereto, shall be and the same hereby is amended by the deletion thereto of the language in [brackets] and addition thereto of the language, which is underlined.

[SEC.] SECTION 213 **DISTRICT OS.**

- (A) **INTENT.** To preserve as open space those lands which because of their soil, drainage or topographic characteristics, are unsuitable for development.
- (B) **PERMITTED PRINCIPAL USES.** Growing and harvesting of timber and bush fruit, and agricultural produce, livestock, and wildlife management.
- (C) **CONDITIONAL USES.** Single-family residences, resorts, Bed & Breakfast, and other recreational uses, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact.

AMENDMENT

That portion of Section 500 of the Charter Township of Chocolay Zoning Ordinance entitled "OFF-STREET PARKING REQUIREMENTS" as adopted May 9, 1977, and any and all Amendments adopted subsequent thereto, shall be and the same hereby is amended by the addition thereto of the language, which is underlined.

SECTION 500

USE
Bed & Breakfast

SPACES REQUIRED
One space per room for transient
guests in addition to spaces
required for single family dwellings.

MOTION CARRIED: 3-2.

Karen informed the people present and the Planning Commission that the Bed & Breakfast language will be presented to the Marquette County Planning Commission for their review and comments as required by State law and the Charter Township of Chocolay Board could consider the amendment at their June 17 meeting.

Judy Smith thanked the Planning Commission for their support.

PLANNING DIRECTORS REPORT:

- 1) In reviewing the Planning Commission Bylaws, June is your annual meeting. Election of officers should take place at the regular monthly meeting in June. Keep this in mind for next month.
- 2) Put the You into Youth Campaign was kicked off on May 3 at Northern Michigan University. I attended the day long session and was quite impressed with the efforts of the Kellogg Foundation in our area to date and the number of talented youth in attendance.
- 3) I attended the Site Plan Review workshop in Marquette. This was a distance learning workshop with NMU being the remote site and CMU hosting the instructor. I facilitated the session for MSPO and they paid my fee. If anyone is interested in reviewing the Site Plan Review Handbook, please let me know.
- 4) The CABA Quarterly will be coming out again in June. If you have any ideas or suggestions for articles, please let me know.
- 5) I have made initial contact with the list of four communities, from Rita Hodgins, that were involved with the Charrette's. I will be making a second contact again soon. I was only able to reach one community.
- 6) I will be working on a questionnaire to be sent out addressing the Community Center "concept" as suggested in the Strategic Plan. I had hope to have it for your review for this meeting. However, when I get it complete, I will send it to you for individual comments. The survey itself will be approved by the Township Board before it is sent out.
- 7) I have talked with Carl Linquist about the first annual awareness/action day for environmental issues to be addressed. This was a goal of the Environment section in our Strategic Plan.
- 8) The Township Board voted on the Height Amendment and it failed on a 3-3 vote.
- 9) The Township Board voted unanimously to support on Section 106.

PUBLIC COMMENT:

Tim Hedeniemi - Champion, Michigan: complimented the Planning Commission on the fine way the Planning Commission meeting was conducted and for allowing the public to comment during the discussion of agenda items. He complimented Shane Wolf, student intern for the fine report on the trail development. And he commented on the Chocolay Township Zoning Ordinance and the fine way it is written.

Karen informed the Planning Commission that due to the Marquette School System not being in session on June 10, 1996, we will not be able to hold the June Planning Commission meeting at Silver Creek or Cherry Creek Schools. It was suggested that the June Planning Commission meeting be held in the Township's front office or the fire hall, depending on the amount of business that we would have.

Mike La Pointe reported on the Munising Bay Watershed Groundwater Protection. He also stated that the GIS System from NMU was used for this project. He suggested that the township look into using this system. The Planning Commission could discuss and put this request into the 1997 budget when it is discussed in July or August.

INFORMATIONAL ITEMS AND CORRESPONDENCE:

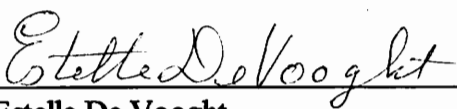
- A. Michigan Week Activity Lists - taken from the Michigan Assessor
- B. Correspondence from - Ann Joyal, Seaborg Center - Water & Groundwater Issues in Marquette County (A Handbook for Teachers on file in the office)
- C. Correspondence from - Linda Rossberg, County Extension Director - Township Plan outcome from Youth & Family meetings.

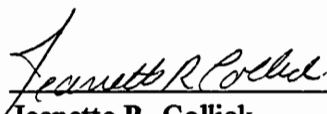
ADJOURNMENT:

Mike La Pointe moved, Bill Sanders supported that there being no further business the Planning Commission meeting be adjourned.

MOTION CARRIED: 5-0.

The Planning Commission meeting of May 13, 1996 was adjourned at 9:15 p.m.


Estelle De Vooght
Planning Commission Secretary


Jeanette R. Collick
Recording Secretary

CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, JUNE 10, 1996

PRESENT: Bill Sanders, Estelle DeVooght, Mike LaPointe, Bob Whitaker, Steve Kinnunen, Scott Emerson (arrived at 8:05 p.m.)

ABSENT: Max Engle

STAFF PRESENT: Karen Chandler - Director of Planning & Research, Mark Maki - Director of Land Use Development

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Dale Eltman, Hope W. Dunne, Harry C. Smith, Andrea Beckman, Judd Johnston, Lois Sherbinow, Gladys H. Unmuth, Michelle J. Barnett, Patrick Barnett, Bud Sargent, Maggie Meiss, Louis Weiland, Betty H. Weiland, David Johnson, Linda Johnson, Gary Loehn

PUBLIC HEARING:

Bill Sanders, Chairperson, called the Public Hearing to order at 7:30 p.m.

CONDITIONAL USE #37:

Bill Sanders informed the public of the process for the public hearing. He inquired if there were any public comment regarding Conditional Use #37.

Karen Chandler, Director of Planning & Research stated that the applicants, Larry and Barb Sterzik, have requested that the Chocoday Township Planning Commission consider granting a conditional use permit to allow a motel on the property located at 131 Kawbawgam Road. The property is zoned R-3 which includes multi family. The R-3 district does allow for motels as a conditional use.

Judd Johnston - 1943 M 28 East: commented on a neighbor's standpoint, stating that he got hit when the casino was put in and couldn't do anything about it. There is an increase for traffic, safety and noise. He is concerned about some of the conditions that have to be met regarding a motel. One of the items he is concerned with is the glare. Since the casino was put in the southern horizon there is a glare.

There will be more noise, snowmobilers and doesn't fit into the character of the neighborhood. There has always been a problem with spot zoning in this particular area.

Hope Dunne - 2029 M 28 E: She doesn't see why a motel/apartment is there? We don't need more people living there. She agrees with Judd Johnston's comments.

Harry C. Smith - 2029 M 28 E: Spent a good many years as a building consultant and based decisions on the logic of the situation, very simple. Chocoday Township Planning Commission should carry out its functions. Regulation doesn't control behavior. It's time to go back to the simple, making decision's righter than wronger. Transients are not healthy in every neighborhood. Planning Commission should fulfill their responsibility.

Andrea Beckman - 6208 U S 41 South and owner of Marquette Motor Lodge: Belongs to a motel organization and doesn't support the proposed motel. She has mixed feeling regarding this proposal. The location is in a residential neighborhood. She has been in the motel business for 14 years and transients have not caused any problems.

Gary Loehn - 1975 M 28 East: Concern is that there is going to be an erosion of residential neighborhoods. A hotel/motel moves in, then there will be requests for truck stops, gas stations, etc. Another concern is for increased lighting in the parking lot. On M 28 there is an S curve and would be a problem with increased traffic. Can't see what it is going to add to the community.

Lois Sherbinow - 228 Kawbawgam Road: The neighborhood has been taken away from them already and doesn't see the need for this project to be granted.

Pat Barnett - 1971 M 28 East: Sent a letter already opposing this project. We need to protect this neighborhood. People are going to move and abandon their homes and property if this type of development is allowed to continue.

Louis Weiland - 227 Kawbawgam Road: Inquired where the proposed motel site was located? The property is located between the railroad tracks and the existing rental units. Everyone was against the housing project being put in. Has no problem with extra traffic. Has lived in his present residence for the past five years and they are retired. They have more police protection and more common sense as far as young people go in their neighborhood than they ever did before. Doesn't see why area should be downsized. He is for business and is for the proposed motel.

Dale Eltman - 2026 M 28 E: The proposed motel is almost in his back yard. What is going to be proposed next? He is against the proposed motel.

Bud Goin - 2015 M 28 E: Agrees with comments that were made against the proposed motel. He is against the proposed motel.

Maggie Meiss - 105 W. Wright Place: It will mushroom and go on and on. There will be business after business.

Linda Johnson - 200 Kawbawgam Road: Opposed to the proposed motel.

Dave Johnson - 200 Kawbawgam Road: Opposed to the proposed motel.

Michelle J. Barnett - 1971 M 28 E: Opposed to the proposed motel.

Bill Sanders read the following letters into the record that were received from people concerning the proposed motel. These letters will be placed on file at the Township Office in the Conditional Use # 37 file.

Glen & Connie Barto - 1975 M 28 East: Opposed to the proposed motel.

Linda Rossberg - 1975 M 28 E: Opposed to the proposed motel.

Patrick Barnett - 1971 M 28 E: Opposed to the proposed motel.

Curt Rife - 202 Wanda: Opposed to the proposed motel.

John Weting - Architect: For the approval of the proposed motel.

John W. English - 450 E. Ohio: No objection to the proposed motel as long as conditions are followed.

Nancy Rife - 202 Wanda Street: Opposed to the proposed motel.

Bill Sanders inquired if there were any further public comment regarding Conditional Use #37? He informed everyone present that this would be discussed during New Business. There were no further comments regarding Conditional Use # 37 or public hearings. Bill Sanders closed the public hearing section of the Planning Commission meeting.

REGULAR MEETING CALLED TO ORDER:

Bill Sanders, Chairperson called the Regular Planning Commission Meeting to order at 8:00 p.m.

ROLL CALL:

Roll call was taken with Bill Sanders, Estelle DeVooght, Mike LaPointe, Steve Kinnunen and Bob Whitaker present. Scott Emerson arrived at 8:05 p.m.

Max Engle was absent.

APPROVAL OF MINUTES OF May 13, 1996:

Bill Sanders inquired if there were any correction's and/or additions to the May 13, 1996 Planning Commission Minutes?

He noted on the May 13, 1996 minutes that the motion concerning the Bed & Breakfast that instead of reading the motion carried 5-0. It should have read 3-2.

Bill Sanders moved, Estelle DeVoght supported that the minutes of May 13, 1996 be approved as amended.

MOTION CARRIED: 5-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Bill Sanders inquired if there were any additions or changes in the agenda?

Mike LaPointe suggested that New Business Item A Conditional Use #37 be moved before Old Business.

Mike LaPointe moved, Estelle DeVoght supported that the agenda be approved as amended.

MOTION CARRIED: 5-0.

Scott Emerson arrived at 8:05 p.m.

PUBLIC COMMENT:

Bill Sanders inquired if there was any Public Comment.

Maggie Meiss asked the status was regarding Blondeau Trucking. She commented on the U.P. Moving & Storage Building being used by Blondeau Trucking for their trucks and they stated they weren't going to use the building for that purpose. She informed the Planning Commission that the U.P. Moving & Storage Building is being used for their trucks.

She was informed that a decision on the PUD request would be made under Old Business when that topic was discussed.

Hope Dunne commented she was happy to see information on the refuse collection in the Action Shopper. She stated this type of advertising should be done regarding agenda items, such as the Conditional Use #37.

It was noted that a notice was placed in the Mining Journal once. Publications are costly.

Maggie Meiss had a question regarding the refuse collection.

Karen informed everyone that residents must have tagged refuse placed at curbside for the recyclables to be picked up. Recyclables must be separated and can be placed in brown grocery bags. There will not be a charge for recyclables as long as there is tagged refuse to be picked up.

It was suggested that a dumpster purchase fee along with recycling containers be considered for future use in Chocoday Township.

Planning Commission is an advisory board. The Township Board makes the final decisions.

A question was asked as to how long the township is committed to the present hauler? Karen informed everyone present that the township has signed a 5-year contract.

Will there be a substantial increase in five years after the contract expires?

Bob Whitaker commented that there are only three companies in the area to pick up refuse. In five years there should still be adequate competition to keep the costs down.

Andrea Beckman commented that they have had the present hauler and are very well satisfied.

There being no further public comment, the first public comment section was closed.

NEW BUSINESS:**CONDITIONAL USE #37:**

Larry Sterzik (applicant) commented that basically we have no control over what the casino does. He feels private industry is being penalized and doesn't feel it is fair because of the casino.

The following comments and questions were made regarding Conditional Use #37:

- Two wrongs doesn't make a right.
- Spot Zoning - convenience store, gas station was proposed in the past. Planning Commission went through about four months of work to get rid of spot zoning, but due to other pressing business has not been dealt with. We have to deal with as proactive and concentrate on rezoning this area from C-1 too residential. Keep this area residential.
- Casino is in litigation.
- Opposed to the motel being there. Doesn't fit in with the neighborhood. Doesn't feel it improving the area. Planning Commission has to be consistent with the Comprehensive Plan to coral a commercial development in one area.
- It is the Planning Commission's job to make sure this doesn't go array and stay with the intended use and would be escalating the rezoning out there.
- Was a quiet neighborhood 25 years ago - no noise - no increased traffic. Moved because of the development even before the casino was being built.
- Previous motel couldn't make a go of the business.
- Need to make a decision on Conditional Use #37 on its own conditions, not on the casino's.
- Would change the character of the neighborhood.
- The conditional use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area. This area has been zoned R-3. An apartment building is across the street and a four-unit apartment building is on the same parcel.
- The conditional use shall represent an improvement to the property under consideration and the surrounding area in general. This parcel is currently vacant and the development of a building with frequent occupancy would improve the property and increase the tax base of the Township.
- The conditional use shall be consistent with the intent and purpose of this Ordinance, and the objectives of any currently adopted township development plan. This application meets the intent and purpose of the ordinance.
- An Architect is planning to do extensive landscaping, possibly buffers will be added to make it harmonious with the area and the social impact with the traffic, etc.
- Applicants are trying to be sensitive to their neighbors.
- There is an existing structure on the property - about four apartments, does the applicant plan to remove them and rebuild the motel on that same spot or is this adjacent to that property?
- The only plans for the apartments is a face lift to the present building.
- The 20 unit motel is in addition to the apartments.

Mike LaPointe moved, Scott Emerson supported that the Planning Commission deny Conditional Use #37 based on not being able to meet the following general standards:

1. The conditional use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
2. The conditional use shall not change the essential character of the surrounding area.
3. The conditional use shall not interfere with the general enjoyment of adjacent property.
4. The conditional use shall represent an improvement to the property under consideration and the surrounding area in general.

And because the proposed motel doesn't fit in with the surround area. The Planning Commission recognizes this area as a spot zoning and in the past this was a deviation from the intent of the Comprehensive Plan and the conditional use would interfere with the surrounding area.

MOTION CARRIED 6-0. TO DENY THE APPROVAL OF THE CONDITIONAL USE #37.

Harry Smith thanked the Planning Commission for their support.

OLD BUSINESS:

DISCUSS REZONING #83 - PUD/BLONDEAU & SONS TRUCKING INC.

The applicant has not come back with any further information. Karen sent a letter from the Planning Commission and hasn't received a response. She called L. Blondeau & Sons Trucking and left a message for Steve Blondeau. She also called Dave St. Onge (consultant). He hasn't received any further information from Blondeau's.

The following comments were made regarding Rezoning #83:

- The applicant hasn't responded to the Planning Commission's letter and has been given ample time to respond. Rezoning #83 should be denied.
- Planning Commission has been very fair and hasn't received any response. Rezoning #83 should be denied.

Bob Whitaker moved, Estelle DeVooght supported that the Chocoday Township Planning Commission recommends, to the Chocoday Township Board, denial of the application for a Planned Unit Development by L. Blondeau & Sons Trucking, Inc. on following parcels

Parcel B: Part of the northeast quarter of Section 7, T47N, R24W, described as: commencing at the north 1/4 corner of said Section 7; thence north 88° 32' 00" east, 976.62 feet along the north line of said Section 7 to the point of beginning; thence continuing north 88° 32' 00" east, 524.23 feet along the said north line of Section 7; thence south 1° 28' 00" east, 150.00 feet; thence south 88° 32' 00" west, 324.23 feet; thence south 14° 29' 50" west, 206.16 feet; thence north 1° 28' 00" west, 200.00 feet to the point of beginning. Containing 83,635 square feet or 1.92 acres.

Parcel C: Part of the northeast quarter of Section 7, T47N, R24W, described as: commencing at the north 1/4 corner of said Section 7; thence north 88° 32' 00" east, 1500.85 feet along the north line of said Section 7; thence south 1° 28' 00" east, 150.00 feet to the point of beginning; thence south 88° 32' 00" west, 324.23 feet; thence south 74° 29' 50" west, 206.16 feet; thence south 71° 59' 10" east, 359.83 feet; thence north 88° 32' 00" east, 185.00 feet; thence north 1° 28' 00" west, 170.00 feet to the point of beginning. Containing 63,766 square feet or 1.46 acres.

Parcel A: Part of the southeast quarter of Section 6, T47N R24W, described as: commencing at the south 1/4 of said Section 6; thence north 88° 32' 00" east, 972.50 feet along the south line of said Section 6 to the point of beginning; thence continuing north 88° 32' 00" east, 207.35 feet along the said south line of Section 6; thence north 13° 56' 23" west, 84.44 feet; thence north 8° 18' 34" east, 98.81 feet; thence north 62° 19' 13" west, 163.98 feet along the southerly right-of-way line of Wright Street; thence south 27° 39' 13" west 60.00 feet along the easterly right-of-way line of Green Bay Street; thence north 62° 19' 13" west, 30.00 feet along the southerly right-of-way line of Wright Street; thence south 0° 24' 33" west, 222.00 feet to the point of beginning. Containing 43,252 square feet or 0.99 acres.

For the following reasons

1. This Planned Unit Development (PUD) does not accomplish the requirement for the intent of a PUD which is a zoning district intended to accommodate innovative land use developments with mixed or varied uses.
2. This request is sought primarily to avoid the imposition of standards and requirements of other zoning classifications rather than to achieve the stated objectives of a PUD.
3. This PUD does not follow the objectives as stated in the Zoning Ordinance
 - a) to permit more flexibility in land development than is generally allowable under conventional zoning regulations where such development will not be contrary to the intent of the Chocoday Township Zoning Ordinance or inconsistent with the Chocoday Township Comprehensive Plan;
 - b) to encourage innovative approaches in developing land;
 - c) to recognize that the timing of development should be consistent with capital improvement planning and that it is both a public and private responsibility to minimize adverse community impacts; and
 - d) to encourage and ensure a continual pattern of compatible land use.

MOTION CARRIED 6-0 TO DENY REZONING #83.

Maggie Meiss thanked the Planning Commission for their decision and support. She inquired what can she do regarding the concern on the use of the U.P. Storage Building? She was informed to write a letter to Zoning Administrator with a copy to be sent to the Township Board.

Rezoning #83 goes to the County Planning Commission for their review and comment. The Township Board has the final decision.

DISCUSS POSSIBLE WORDING FOR TEXT AMENDMENT (SEMI-TRAILERS):

Karen informed the Planning Commission that the wording went to the township attorney and she hasn't received any information back yet.

REPORT ON CHOCOLAY DOWNS GOLF COURSE - MONITORING WELLS:

Karen informed the Planning Commission that the monitoring wells are in per the 1992 letter from the County Health Department.

Concerning the Gazebo - this would be an amendment to the Conditional Use, but has to go through the process, may need a new application. Has no approval of the gazebo.

Karen will check in the past minutes concerning the approval of the conditional use, the gazebo and if the monitoring wells were installed by a certain date.

NEW BUSINESS:

CONSIDER UPDATE TO RECREATION PLAN:

Planning Commission and Township Board have to hold a public hearing to incorporate language in the Recreation Plan to include trails.

If the township were to apply for a DNR grant funding in the future for trails, trail language would need to be added.

Scott Emerson moved, Steve Kinnunen supported that the Planning Commission hold a public hearing in July to present proposed language for inclusion of multi purpose trails as an update to the Recreation Plan.

MOTION CARRIED 6-0.

ANNUAL MEETING ELECTION OF OFFICERS:

Bill Sanders notified the Planning Commission that because of added responsibilities (work related) that he has considered resigning from the Planning Commission and will be making his decision soon.

The Planning Commission was informed that due to Max Engle being a Township Board representative that he cannot hold an office on the Planning Commission.

Bill Sanders moved Scott Emerson supported that Mike LaPointe be nominated as Chairperson of the Planning Commission. Nomination for the Chairperson was closed.

MOTION CARRIED: 6-0.

Steve Kinnunen moved, Bill Sanders supported that Scott Emerson be nominated as Vice-Chairperson of the Planning Commission. Nomination for the Vice-Chairperson was closed.

MOTION CARRIED: 6-0

Bill Sanders moved, Mike LaPointe supported that Estelle DeVooght be nominated as Secretary of the Planning Commission. Nomination for the Secretary was closed.

MOTION CARRIED: 6-0

Scott Emerson moved, Mike LaPointe supported that Steve Kinnunen be nominated as Vice-Secretary of the Planning Commission. Nomination for Vice-Secretary be closed.

MOTION CARRIED: 6-0

Bill Sanders moved, Bob Whitaker supported that the nominated officers be elected to their respective positions as the Executive Committee of the Chocolay Township Planning Commission for 1996.

MOTION CARRIED: 6-0

The above officers will serve a one year term.

REVIEW OF QUESTIONNAIRE ON PUBLIC OPINION:

Planning Commission members commented that the questionnaire only needs to be very brief.

#20 regarding the advertisement for the Action Shopper. Karen informed them it doesn't cost anything to put information in the Action Shopper with the CABA Quarterly. The only cost is for the staff to type the actual information for submission to CABA.

#10 regarding the support of the community center: This has already been done in the Strategic Plan.

The Planning Commission suggested that the \$600 come from the Planning Commission budget rather than the Economic Development.

We need to utilize the information that we have in the Strategic Plan.

The 1991 Survey had a good response and before that there was a survey done in the 70's.

PLANNING DIRECTORS REPORT:

- 1) We received information on the well testing at the Homestead Golf Course - Randy Gentz. Maximum level is 10.0 mg/L and their test indicated 2.2 mg/L.
- 2) Kellogg Foundation is offering a \$2,000 grant for communities involved with youth and families. A letter of application should be going out this week. I attended a meeting with Linda Rossberg, Rev. Bruce Ulstad, Dan Chartier and Nhenna Ittner and we decided to request the monies to enhance the Township's summer youth program.
- 3) I attended a groundwater educational meeting on Thursday, May 30. Mike LaPointe was also in attendance. Discussion centered on groundwater protection, an update on groundwater stewardship programs, community wellhead protection, aquifer testing and sealing abandoned wells.
- 4) I have again contacted the list of four communities, that were involved with the Charrette's. I was able to reach two communities. I received a newsletter from one small town. I will try to get a report ready for the Township Board for their meeting in June.

PUBLIC COMMENT:

Planning Commission unanimously agreed that a letter be submitted to the Township Board that a research assistant and clerical help be obtained and be put into the budget to provide help to the Director of Planning and Research so she could commit more time to planning issues.

GIS System - It was suggested that a combined meeting of the Planning Commission and Township Board be held. Have a representative from NMU present the GIS System and how it could help all the various departments of the Township.

There was more discussion on the Kawbawgam Road area rezoning issue from a few years ago. Karen had put together a file on the previous requests.

Scott Emerson moved, Bill Sanders supported that Kawbawgam Road and M-28 be advertised for a public hearing to be held in July to rezone the C-1 and R-3 districts to R-1 and the township owned land now zoned C-1 be rezoned PL (public lands). And that the current uses of the buildings would be made non-conforming and be grand fathered in.

MOTION CARRIED: 6-0.

Notices would have to be sent to the property owners within the specified feet according to the zoning ordinance.

Karen informed the Planning Commission that Mark Maki received a phone call that the bank building located at Kawbawgam and M-28 E is being considered for use as a convenience store and a specialty retail (art gallery) is being proposed.

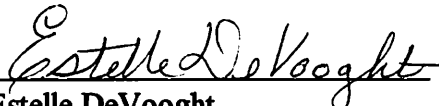
Steve Kinnunen informed the Planning Commission that there are huge brush piles that are being dumped into the lake along M 28 E.

INFORMATIONAL ITEMS AND CORRESPONDENCE:

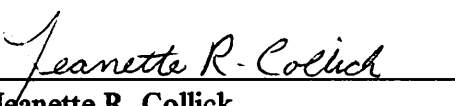
- A. Correspondence to - Estelle DeVooght - reappointment to Planning Commission.
- B. Correspondence from - Mark Maki - semi-trailers/outdoor storage
- C. Information on Greenways taken from Winter Cities Theme.
- D. Information on Refuse Route changes and new curbside recycling instructions.

ADJOURNMENT:

There being no further business, the June 10, 1996 Planning Commission was adjourned. The Planning Commission Meeting was adjourned at 10:00 p.m.



Estelle DeVooght
Planning Commission Secretary



Jeanette R. Collick
Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, JULY 8, 1996**

PRESENT: Bill Sanders, Max Engle, Estelle DeVooght, Mike LaPointe, Steve Kinnunen, Scott Emerson (arrived at 7:50 p.m.)

ABSENT: Bob Whitaker

STAFF PRESENT: Karen Chandler - Director of Planning & Research

OTHERS PRESENT: Stacy L. Busch-Recording Secretary, Judd Johnston, Lois Sherbinow, Michelle J. Barnett, Patrick Barnett, Linda Johnson, Gary Loehr, Vivian Glass, Nancy Rife, Cathy DeVooght, Larry Sterzik, Barb Sterzik, Mike Kolasa, Lincoln Frazier, Gary Johnson

PUBLIC HEARING:

Mike LaPointe, Chairperson, called the Public Hearing to order at 7:30 p.m.

CONDITIONAL USE #38:

Karen Chandler gave a quick over view of the application by Fraco, Inc. Fraco, Inc. Has requested a change from the original conditional use permit.

The proposed site plan would extend the parking lot and remove most of the screening now in place on the north property line.

Mike LaPointe inquired if there was any public comment regarding Conditional Use #38.

Cathy DeVooght- asked if moving more industrial into the area. Why do they need conditional use permit? Are they in spot zoning?

Lyn Frazier- Explained the need for the conditional use.

REZONING #84:

Karen stated rezoning application was from the Planning Commission.

Vivian Glass 501 Co Rd 553-Read letter stating that it is not in the best interest of Chocoday Township to rezone the property for two reasons: First it goes against the 1991 Comprehensive Plan of the Township in her opinion, and secondly, it will prove costly to the Township.

The complete letter is on file within the Rezoning #84 file. A letter from Vivian's Attorney, Raoul Revord, is on file.

Cathy DeVooght 6341 US 41 South-Asked if Planning Commission was trying to get rid of spot zoning and why?

Mike LaPointe-stated yes and that they were taking comment on this rezoning issue now.

Cathy DeVooght-stated that there was spot zoning on Silver Creek Road. Why not change it. Also stated that there is checkerboard zoning on Wright Street. She feels that there has never been any fairness.

Mike Kolasa 128 West Spring Street-Attorney for Larry & Barb Sterzik-Currently evaluating the denial for their Conditional Use #37. Concurs with Vivian Glass's opinion. Opposed to rezoning. Would leave them with a nonconforming use. Considers any rezoning to be retaliatory and discriminatory in nature.

Judd Johnston 1943 M-28 East-For rezoning.

Patrick Barnett 1971 M-28 East-For rezoning. Do not exploit Township, Planning Commission should be courageous.

Gary Loehr 1975 M-28 East-For rezoning. Has detracted from surrounding area.

David Johnson 200 Kawbawgam Road-For rezoning.

Nancy Rife 200 Wanda-area is an eye sore, for rezoning.

Patrick Barnett 1971 M-28 East-For rezoning. Bank building has sat and nothing has been done with it.

Vivian Glass-stated that Mr. Glass has owned the property before 1977 and that there was a nice convenience store there. People who moved there knew it was commercial.

Judd Johnston 1943 M-28 East-Planning Commission should do something about this area.

Vivian Glass-Asked how Casino enters into your mind? It has nothing to do with their property.

Patrick Barnett-Stated that there is too much development occurring here.

Michelle Barnett-weeds and remnants of old store, why is it not going now. It is an eye sore. Why is the motel not existing still.

Larry Sterzik-stated that he should have brought the drawings of his motel plan.

Vivian Glass- asks if this rezoning issue is because of the Casino?

Judd Johnston-stated that this issue goes way back before the Casino.

Mike Kolassa-Studied spot zoning and says this must be justified. Also stated that if approved bank and apartment building may sit.

Nancy Rife-asked what will happen if it is rezoned?

Lois Sherbinow 228 Kawbawgam Road -She has lived there for 27 years and bought their place from Leo Glass. Never has been anything on that corner that has looked good.

Linda Johnson 200 Kawbawgam Road-For rezoning.

Gary Loehr 1975 M-28 East-For rezoning.

Letters received from Margaret Verburg, Michael Kolasa, Vivian Glass and Raoul Revord were placed in Rezoning #84 file.

REGULAR MEETING CALLED TO ORDER:

Mike LaPointe, Chairperson called the Regular Planning Commission Meeting to order at 8:15 pm.

ROLL CALL:

Roll call was taken with Mike LaPointe, Estelle DeVooght, Bill Sanders, Max Engle, Steve Kinnunen present. Scott Emerson arrived at 7:50 pm.

Bob Whitaker was absent.

APPROVAL OF MINUTES OF JUNE 10, 1996:

Mike LaPointe inquired if there were any corrections and/or additions to the June 10, 1996 Planning Commission Minutes?

Emerson moved, Sanders second that the minutes of June 10, 1996 be approved as presented.

MOTION CARRIED: 6-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Mike LaPointe inquired if there were any additions or changes in the agenda?

Emerson moved, DeVooght second that New Business B & A be moved before Old Business A & B.

MOTION CARRIED: 6-0.

PUBLIC COMMENT:

Mike LaPointe inquired if there was any Public Comment. There was none.

NEW BUSINESS:

REZONING #84:

Mike LaPointe asked Karen Chandler if it was rezoned what will happen.

Karen Chandler referenced the memo from Mark Maki stating that:

1. They will automatically become nonconforming if they are rezoned to R-1.
 2. Upon rezoning they will become Class B nonconforming uses subject to the limits contained in the zoning ordinance. Typically this means only normal maintenance is allowed.
 3. The house would still be conforming if changed from R-3 to R-1.
- Property owners could request expansion to the Zoning Board of Appeals. This would be through a Class A request for expansion.

The following questions and comments were made regarding the Rezoning #84:

- What would happen if the property is sold?
- What properties are zoned Public Lands?
- What is the current use of the 5 properties?
- Apartment Complex.
- Residence.
- Building previously used as a bank at another location.
- Apartment complex
- Vacant land.
- It was mentioned that Class A & B are different. Class A-would need to go to the Zoning Board of Appeals for expansion. Class B-does not allow for rebuilding if it is burned and only normal maintenance is allowed.
- 3 properties would really be effected, 2 in R-3, 1 C-1.
- Mr. Sterzik is not in favor of rezoning, has the Township heard from the other apartment owners on the other side.
- Scott Emerson stated that his house is nonconforming also and wasn't worried about it.
- Rezone it to R-1, it is an eye sore.
- This section has been discussed off and on for 5 years. Continues to be a problem.
- Possible development getting out of hand. Needs to be rezoned. Residents want to keep it that way.
- This rezoning is not a personal vendetta against Mr. Sterzik.

Sanders moved, DeVooght second that the Chocoley Township Planning Commission recommend to the Chocoley Township Board that the rezoning request # 84 be approved for the following parcels

- 1) the following parcel from a current zoning classification of C-1 to R-1.

Section 7, T 47 N, R 23 W

All that part of Gov't lot 4 lying W. of County Road BI and S. of M-28.

- 2) the following four parcels from a current zoning classification of R-3 to R-1.

Section 7, T 47 N, R 23 W

a. Part of NW 1/4 of SW 1/4 & SW 1/4 of NW 1/4 Beg at a pt on C/L of Co Rd BI 6' S of N Line of NW 1/4 of SW 1/4 th E 100' th N 151' th E 100' th N to M-28 ROW th W'ly alg ROW 59.4' M/L th SW'ly 201' M/L to C/L Co Rd BI th S'ly alg C/L to POB exc Co Rd ROW.

b. Part of NW 1/4 of SW 1/4 & SW 1/4 of NW 1/4 Beg at a Pt on C/L of Co. Rd. BI 6' S of N Line of NW 1/4 of SW 1/4 Th S 194' Th E 350' Th N 200' Th W 150' Th N 145' TH W 100' TH S 151' TH W 100' to POB.

c. The S 100' of N 130' of that part of NW 1/4 of SW 1/4 lying W of Co Rd BI.

d. The N 30' of that part of NW 1/4 of SW 1/4 lying W of Co Rd BI.

3) And the following parcel from a current zoning classification of C-1 to PL.

Section 7, T 47 N, R 23 W

That Part of NW 1/4 of SW 1/4 lying N of Soo Line R/W exc the N 130' lying W of Co Rd BI & exc the N 200' of W 350' E of C/L of Co Rd BI.

MOTION CARRIED: 6-0

CONDITIONAL USE #38:

The applicant, Fraco Inc. has requested that the Chocolay Township Planning Commission consider a Conditional Use permit to allow a change to the original conditional use. This request is to improve the driveway and expand their parking lot. The effect of granting this request would allow for a reduction in the planted screening buffer between Fraco and Willow Farms.

Lincoln Frazier explained that he needs the Conditional Use because he wants the requirements for his previous Conditional Use changed. He is worried about the safety of his customers and he feels the current situation is a safety hazard.

Scott Emerson feels he should add another buffer.

Bill Sanders feels he should keep the green space.

Sanders moved, Engle second that the Conditional Use #38 be tabled until the next meeting for more information and a revised site plan.

MOTION CARRIED: 6-0.

OLD BUSINESS:

SEMI-TRAILERS WORDING FOR TEXT AMENDMENTS:

Amend Zoning Ordinance for Semi-Trailers with a Conditional Use.

SITE PLAN REVIEW AND SITE CONDO LANGUAGE:

Site Plan Review is still with Township Attorney, Karen hopes to review before August meeting.

DISCUSSED BMP CONDITIONS PLACED ON GOLF COURSES:

Planning Commission feels that BMP's should be open and clarified.

Sanders moved Emerson second that Planning Commission require including Golf courses that they follow DNR BMP's for golf courses. Planning Commission does not require for them to submit receipts for soil and fertilizer test as evidence of compliance.

MOTION CARRIED: 6-0.

In discussion of Chocolay Downs Golf Course Planning Commission indicated that if there is 30 feet of Jack Pines the screening is proper, otherwise must follow Zoning Ordinance for screening requirements between land uses.

Planning Commission also feels that Mr. Gibbs should bring a in site plan.

It was suggested that Mr. Gibbs could come in with a plan or Planning Commission will do one for him.

Karen Chandler will send a letter to Marquette County Road Commission about standards for county roads to be applied to Gentz Road.

NEW BUSINESS:

1997 BUDGET REQUESTS:

Reviewed budget as submitted and suggested Karen talked to Northern Michigan University about their GIS system.

Mike LaPointe wrote a memo to Ivan asking for further staff support. Planning Commission agreed.

PLANNING DIRECTOR'S REPORT:

- 1) The summer youth program will start next week. Children ages 7-12 will meet at the Silver Creek Recreation Area Monday-Friday from noon to three p.m. I have a list of activities as planned to date. If you know anyone interested in participating, please have them stop by the office for a participation form.
- 2) Received a call last week from Matt Weik, 120 Old Kiln Road. He had received a complaint on his kennel. His Teaching Family Home has twelve dogs and the home is in the R-1 district. A kennel is allowed in the RR-2 District as conditional uses and his lot borders this district. He'd like some consideration and other than rezoning his parcel to RR-2 or a text amendment to allow kennels in R-1, I don't see any other remedy unless you have some suggestions.
- 3) I have given the definition of a racetrack from the Sands Township Zoning Ordinance to a person requesting to open a motocross and snowmobile track at the Kawbawgam & Mangum area. He may come back with this rezoning request soon.

PUBLIC COMMENT:

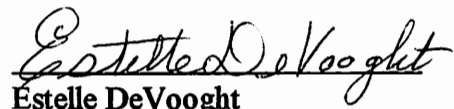
None.

INFORMATIONAL ITEMS AND CORRESPONDENCE:

- A. Mike LaPointe noted receiving memo from Ivan Fende changing June Planning Commission meeting date.
- B. Cathy DeVooght requested copy of PAS memo.

ADJOURNMENT:

There being no further business, the July 8, 1996 Planning Commission meeting was adjourned at 10:20pm.



Estelle DeVooght
Planning Commission Secretary



Stacy L. Busch
Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, AUGUST 12, 1996**

PRESENT: Mike La Pointe, Bill Sanders, Estelle De Vooght, Bob Whitaker

ABSENT: Max Engle, Steve Kinnunen, Scott Emerson

STAFF PRESENT: Karen Chandler - Director of Planning & Research, Mark Maki - Director of Land Use Development

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Debbie Retaskie, Peggy Iery, Judy Smith, Patti and Larry Castell, Mona and Alden Scriba, Duane Carlson, Joseph Holman.

PUBLIC HEARING:

Mike La Pointe, Chairperson, called the Public Hearing to order at 7:32 p.m.

CONDITIONAL USE PERMIT #39:

Mike La Pointe informed the public of the process for the public hearing. He inquired if there were any public comment regarding Conditional Use Permit #39?

Karen Chandler, Director of Planning & Research informed the public present and Planning Commission that the applicant, Judy Smith has requested that the Chocolay Township Planning Commission consider granting a conditional use permit to allow a Bed & Breakfast on the property located at 2441 M 28 East or described as:

Section 9 T47N R23W

The West 100.2' of the East 310.6' of Gov't Lot 1 lying North of M-28.

Karen indicated that Judy Smith first came into the office last fall interested in a Bed & Breakfast. Karen gave a brief background on the proposed Bed & Breakfast.

It was indicated that there would be no more than four guests. She would have two parking spaces for the guests and two rooms. Judy Smith presented pictures of her home and property to the Planning Commission for their review.

Estelle De Vooght read two letters into the Planning Commission record. The first letter was from John Peterson and David Peterson in support of the Bed & Breakfast. The second letter was from Mr. & Mrs. Lee F. Smith in support of the Bed & Breakfast. Both letters will be placed in the file for Conditional Use Permit # 39.

The following comments were made regarding the proposed Bed & Breakfast:

Patti Castell - 2429 M 28 East: In favor of the Bed & Breakfast.

Mona Scriba - 2461 M 28 East: Two very beautiful rooms. She has stayed in many Bed & Breakfasts and this proposed Bed & Breakfast has a tremendous advantage of being on the lake. There are multiple entrances. In favor of the proposed Bed & Breakfast.

Larry Castell - 2429 M-28 East: For the proposed Bed & Breakfast.

Peggy Iery - applicant's daughter: In favor of the Bed & Breakfast.

Mona Scriba - 2461 M 28 East: Responsible neighbor and the family has been there for about 70 years.

Duane Carlson - 206 Riverside Road: Good addition and will enhance the area.

Mike La Pointe inquired if there were any further public comment regarding Conditional Use Permit #39. He informed everyone present that this would be discussed during New Business. There were

no further comments regarding Conditional Use Permit #39. Mike La Pointe closed public hearing for Conditional Use Permit #39.

LOT SPLIT #10:

Karen informed the public present and the Planning Commission that - The applicant, Duane Carlson, has requested that the Chocolay Township Board approve a lot split on the following described property:

Section 7 T47N R24W

Riverside Addition to Lakewood Lot 19 Exc The N 159' Thereof & Exc That Part Lying S'ly of a Line Beg 81.5' N of SW Cor Thereof Th S22° to Chocolay River.

Located at 206 Riverside Drive

The intent of this lot split is to allow Joseph & Barbara Holman to build an addition onto their home on Lot 18 which is already built into Lot 19. A split of 44 square feet is proposed, allowing the necessary lot requirements of the addition.

Joseph Holman made a presentation to the Planning Commission of what the intentions were if this would be approved.

Mike La Pointe inquired if there were any further public comment regarding Lot Split #10. There were none.

There being no further public hearings Mike La Pointe closed the public hearing section of the Planning Commission meeting.

REGULAR MEETING CALLED TO ORDER:

Mike La Pointe, Chairperson called the Regular Planning Commission Meeting to order at 7:47 p.m.

ROLL CALL:

Roll call was taken with Mike La Pointe, Bill Sanders, Estelle De Vooght, and Bob Whitaker present. Max Engle, Scott Emerson and Steve Kinnunen were absent.

APPROVAL OF MINUTES OF JULY 8, 1996:

Mike La Pointe inquired if there were any corrections and/or additions to the July 8, 1996 Planning Commission Minutes? There were none.

Bill Sanders moved, Estelle DeVoght supported that the minutes of July 8, 1996 be approved as presented.

MOTION CARRIED: 4-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Mike La Pointe inquired if there were any additions or changes in the agenda?

It was suggested that New Business be moved before Old Business.

Bill Sanders moved, Bob Whitaker supported that the agenda be approved as amended.

MOTION CARRIED: 4-0.

PUBLIC COMMENT:

Mike La Pointe inquired if there was any Public Comment. There were none.

NEW BUSINESS:

CONSIDER CONDITIONAL USE PERMIT #39:

Mike La Pointe inquired if there were any questions/comments regarding Conditional Use Permit #39.

The following questions/comments were made regarding Conditional Use Permit #39:

- Good location for a Bed & Breakfast.

- Could a sign be placed near the road to advertise for the Bed & Breakfast? It was stated that a sign had been discussed. Typical Bed & Breakfast language allows a sign on the building itself, however our ordinance does not address signs. MDOT does not allow for signs in residential districts.
- The name of the Bed & Breakfast will be "Our Paradise."
- Guests will be preregistered and will be given directions to find the Bed & Breakfast.

After the above discussion and comments the following motion was made:

Bob Whitaker moved, Bill Sanders supported that the Chocoley Township Planning Commission approve the request on Conditional Use Permit # 39 to allow a Bed & Breakfast on the following described property:

Section 9 T47N R23W

The West 100.2' of the East 310.6' of Gov't Lot 1 lying North of M-28.

Located at 2441 M-28 E

With the following conditions:

1. That Zoning Compliance Permit be obtained from the Chocoley Township Zoning Administrator prior to use.
2. That the necessary permits as required by Federal, State and Local Agencies be acquired prior to project commencement.

MOTION CARRIED: 4-0.

Judy Smith, applicant thanked the Planning Commission for their support.

LOT SPLIT #10:

Mike La Point inquired if there were any questions/comments regarding Lot Split #10?

The following questions/comments were made regarding Lot Split #10:

- Parcel left will be in compliance.
- Doesn't interfere with other property owners.
- The applicant has been to the Zoning Board of Appeals twice.
- Zoning Administrator has no problem with the proposed lot split.
- Basically the applicant is in compliance.

Bill Sanders moved, Estelle De Vooght supported that the Chocoley Township Planning Commission recommends to the Chocoley Township Board that Lot Split #10 be approved.

MOTION CARRIED: 4-0.

OLD BUSINESS:

CONSIDER CONDITIONAL USE PERMIT #38:

The following questions/comments were made regarding Conditional Use Permit #38:

- Trees are behind dirt berm.
- What is the reasoning for the parking area? Is it to separate customer parking from the truck traffic?
- Good idea to get the truck traffic away from the customer traffic.
- What about the washing of the vehicles?
- What is the time limitation on getting this approved for the applicant?
- What and where would the buffer be?
- Does the applicant indicate a buffer in the parking lot?
- What does the applicant have in mind?

After the above questions and discussion the following motion was made:

Bill Sanders moved, Bob Whitaker supported that Conditional Use #38 be tabled until the September 1996 Planning Commission meeting and to obtain more information on what the applicant plans on doing.

MOTION CARRIED TO TABLE: 4-0.

DISCUSS POSSIBLE WORDING FOR TEXT AMENDMENTS:

SEMI-TRAILERS AND OUTDOOR STORAGE:

The following questions/comments were made regarding semi-trailers and outdoor storage:

- What is temporary? It was stated that temporary could be for construction materials.
- ABC True Value was used as an example.
- The history of La Rue's and Harvey Oil semi-trailers were also given.
- Marquette City does not allow any semi-trailers to be used for storage.
- We need flexibility for temporary storage.
- Should be a process to keep outdoor storage in control.
- Liability should be checked into as to where liability would lie.
- This should be dealt with as a conditional use.

After the above questions/comments were made, the following language was suggested and that a public hearing be scheduled regarding semi-trailers and outdoor storage.

Add to SECTION 101-DEFINITIONS

OUTDOOR STORAGE, refers to the storage of goods and materials outside of any building or structure.

Add to (SEC) SECTION 107 - ACCESSORY USES AND STRUCTURES

- (C) Semi-trailers as used for outdoor storage are permitted as an accessory to commercial use with a conditional use permit. The Planning Commission will require screening and buffering to limit or eliminate outdoor storage's impact on adjacent properties. Where necessary the Conditional Use Permit must assure that the use or structure does not become contrary to the public health, safety, or welfare or the spirit and purpose of this Ordinance.

Add to (SEC) SECTION 209 DISTRICT C-1; (SEC) SECTION 210 DISTRICT C-2; (SEC) SECTION 212 DISTRICT C-3

- (C) **CONDITIONAL USES - Outdoor storage**

SITE PLAN REVIEW AND SITE CONDO:

Language review from Attorney is not yet available.

DISCUSS TRAILS COMMITTEE RECOMMENDATION:

Karen presented a map and gave a brief summary of the various meetings with the trail's committee.

It was noted that the money for easements from property owners and liability insurance lies within the North Country Trails and the Snowmobilers groups, not the township. The Township would only provide the names and addresses of the property owners that they would need to get the easements from.

The North Country Trails and Snowmobilers Association would like the endorsement of the Township. This would be done so they can obtain their funding.

DISCUSS THE FAX TO COUNTY ROAD COMMISSION AND RESPONSE:

Karen went over the questions and information received from the County Road Commission on the transmittal she sent to the County Road Commission dated July 10, 1996 and their response dated July 26, 1996:

1. The Chocoday Township Planning Commission is recommending to the Township Board that property owned by Leo Glass at Kawbawgam Road and M-28 be rezoned from Commercial-1 to Residential - 1. During discussion at their meeting, a commissioner indicated that a stop work order may have been issued to Leo Glass sometime between 1991 and the present for driveway work on this parcel. I spoke with Bill Santilli from MDOT. Permits were sent to Leo Glass, but never returned.

My question is - has the Marquette County Road Commission been involved with permits on this parcel and has a stop work order been issued?

County's Response:

RE: Leo Glass, Permits for driveway from Kawbawgam Road

There is no recollection of, or written record of, Mr. Glass applying for a permit. Being that no permits were issued, MCRC does not recall any stop work orders.

2. A new sign at the Chocolay Downs Golf Course has been erected on what appears to be on the County right-of-way. Jeff Chernach, MDOT has placed an orange removed request on this sign. Mr. Joe Gibbs told me this morning that he is paying an annual fee to the County Road Commission to place the sign near the highway.

Is this true? Mr. Chernach tells me the sign will be removed.

County's response:

RE: Joe Gibbs, Sign Permit

Mr. Gibb's has applied for a conditional use permit to construct a sign in county road right-of-way. A permit has not been issued by the Road Commission. If a permit is issued, it will require Mr. Gibbs to set the sign back a sufficient distance from MDOT right-of-way to be in compliance with MDOT requirements under the Bill Board Law.

3. In 1991, Mr. Randy Gentz applied to the Chocolay Township Planning Commission for a conditional use permit to open a golf course off County Road 480 and Gentz Road. One of the conditions was to follow the recommendation of County Road Commission presented in a letter from Mr. John Beerling. A copy of Mr. Beerling's letter has been faxed with this memo.

County's Response:

RE: Randy Gentz, Condition Use Permit 19

Mr. Beerling's letter requests that the Township not issue a conditional use permit to operate the golf course until such time as the road improvements are made to upgrade to county road standards. The Road Commission's recommendation remains that if Mr. Gentz wants to open and operate the golf course, then the Township should require the appropriate road improvements be made by the developer.

It was suggested that a meeting be set up with Randy Gentz to see what his intentions are regarding the road before the September 1996 Planning Commission and then place this item on the agenda.

It was also suggested that a copy of the County Road Commission's response be sent to Randy.

PLANNING DIRECTOR'S REPORT:

- 1) The summer youth program has been quite a success. A Teen Dance was held on Friday, August 9 at the Cherry Creek School for teens ages 13-16. About thirty teens signed the guest book. The Summer Youth Worker's gathered door prizes from the Chocolay Area businesses and the two movie theaters in Marquette. These prizes were a great hit.
- 2) We have had requests from Vivian Glass and Cathy DeVoght for information on zoning issues almost every day in our office since the last Planning Commission meeting. It becomes difficult to get other assignments done with the constant interruptions. However, the office staff has been able to keep up.
- 3) When the Township Board passed the Bed & Breakfast ordinance, they wanted the Planning Commission to look at the requirement for 20 acres in districts where the ordinance allows building on 5 acres parcels. Also, one Board member voted against the amendment because the language did not allow for Bed & Breakfast in the R-1 district.

- 4) Steve Blondeau and his consultant, David St. Onge, met with Mark Maki, Larry Gould and me on July 15 to discuss a mining & mineral extraction permit. The Zoning Board of Appeals has determined that the Jeske Flooding area is a public park. The Blondeau operation then is within 3,000 feet of a public park. I have responded to the initial meeting and have not heard back from Blondeau.
- 5) I have a copy of the changes to the Farmland and Open Space Preservation Program. I was not sure if I have made copies for the Planning Commission.

PUBLIC COMMENT:

Karen informed the Planning Commission of the upcoming workshops, one being Thursday, September 12, 1996 in Marquette and the other being Saturday, October 19, 1996 in Iron Mountain. If any of the members are interested in attending any of the workshops, please get in touch with her before the deadline. Their registration, mileage and per diem will be provided for by the township.

There being no further public comment, the second public comment section of the Planning Commission meeting was closed.

INFORMATIONAL ITEMS AND CORRESPONDENCE:

- A. Correspondence from - MTA - Workshop on Planning in Marquette
- B. Correspondence from - Mark Maki - copies of letters sent to Joe Gibbs and Randy Gentz.

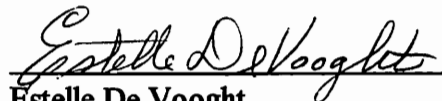
ADJOURNMENT:


There being no further business, the following motion was made:

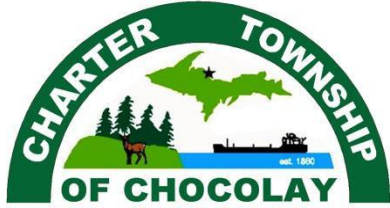
Bill Sanders moved, Estelle De Vooght supported that the August 12, 1996 Planning Commission meeting be adjourned.

MOTION CARRIED: 4-0.

The Planning Commission meeting was adjourned at 9:10 p.m.


 Estelle De Vooght
 Planning Commission Secretary


 Jeanette R. Collick
 Recording Secretary



Planning Commission
Charter Township of Chocolay

5010 US 41 South
Marquette, MI 49855
Phone: 906-249-1448 Fax: 906-249-1313

There are no minutes for the meeting in August, 1996.

There was no meeting scheduled.

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, SEPTEMBER 9, 1996**

PRESENT: Bill Sanders, Mike La Pointe, Estelle De Vooght, Bob Whitaker, Max Engle, Scott Emerson (arrived at 7:40 p.m.) **ABSENT:** Steve Kinnunen

STAFF PRESENT: Karen Chandler - Director of Planning & Research, Mark Maki - Zoning Administrator

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Gary Loehr, Linda Rossberg, Randy Gentz, Cathy Gentz, Dave Martin, Curt Rife, Nancy Rife, Connie Barto, Glen Barto, Michelle Barnett, Patrick Barnett, Mike Kolasa

PUBLIC HEARING:

Mike La Pointe, Chairperson called the Public Hearing to order at 7:30 p.m. He explained the process of the public hearing.

REZONING #84:

Karen informed the Planning Commission that two months ago an error was noted in publication when this report was being prepared for the Township Board.

When she advertised this for publication for the first public hearing, she advertised the whole parcel that belonged to Larry Sterzik, identified the parcel that belongs to the township, however, she did not identify the fact that they are in RR2 Zoning District.

Gary Loehr - 1975 M 28 E: - has lived in that area for approximately 16 years and is in favor of the rezoning.

Connie Barto - 1951 M 28 E: - has lived in the area for about 20 years. Neighbors want the area Residential 1. Have been wanting the area rezoned for some length of time.

Mike Kolasa - 128 W. Spring Street & Attorney for Mr. & Mrs. Sterzik: - requested that the letter he wrote be read into the record. Letter placed in Rezoning # 84 file.

Linda Rossberg - 1975 M 28 E: - Wants to keep the area Residential.

Scott Emerson arrived at 7:40 p.m.

Glen Barto - 1951 M 28 E: - Fully supports the Rezoning #84.

Patrick Barnett - 1971 M 28 E: - wants to be free of the threats that have been made to him. He is for Rezoning #84.

Nancy Rife - 202 Wanda: - Nothing personal, but the area on M 28 E and Kawbawgam in question has been an eye sore for quite some time. For the Rezoning #84.

Curt Rife - 202 Wanda: - property owners should have certain freedom to do some things you want to do on your property. However, he is for Rezoning #84.

Mike La Pointe inquired if there were any further comment pertaining to the public hearing for Rezoning #84.

Estelle De Vooght read the two letters that were received into the record. (1) Michael J. Kolasa (attorney for Mr. & Mrs. Sterzik) - Against Rezoning #84 and (2) Letter from Larry Sterzik and Vivian Glass - Against Rezoning #84. Both letters placed in Rezoning # 84 file.

There being no further public comment for Rezoning #84, the public hearing was closed for Rezoning #84.

REZONING #85:

Karen informed the public present and the Planning Commission on the background information regarding Rezoning #85.

In December 1995, The Township Board approved the rezoning of the North 100' of the East 200' of the West 369.5' of that part of the NW 1/4 of the NW 1/4 lying South of Silver Creek. This parcel is owned by Mr. Paul Huard.

While the Director of Land Use Development was updating the zoning maps, he found that we rezoned a parcel that was already in the R-3 district. When the revised application was received from Mr. Huard in July 1995, Karen used his description which did not address the South 400'.

The property description was incorrect.

Mike La Pointe inquired if there were any further comment pertaining to the Public Hearing for Rezoning #85. There were none. The Public Hearing for Rezoning #85 was closed.

REZONING #86:

Karen informed everyone present that the applicants, Brian and Ann St. Pierre, have petitioned the Chocoday Township Board to amend the Chocoday Township Zoning Ordinance with language that will allow motor vehicle service in the C-2 zoning districts as a permitted principal use.

Mike La Pointe inquired if there were any public comment pertaining to Rezoning #86. There were none. Mike La Pointe closed Public Hearing regarding Rezoning #86.

There being no further public hearings, the public hearing session of the Planning Commission was closed.

REGULAR MEETING CALLED TO ORDER:

Mike La Pointe called the Regular Planning Commission Meeting to order at 8:00 p.m.

ROLL CALL:

PRESENT: Bill Sanders, Mike La Pointe, Estelle De Vooght, Bob Whitaker, Max Engle, Scott Emerson (arrived at 7:40 p.m.). **ABSENT:** Steve Kinnunen

APPROVAL OF THE MINUTES OF AUGUST 12, 1996:

Mike La Pointe inquired if there were any corrections and/or additions to the August 12, 1996 Planning Commission Minutes? There were none.

Bill Sanders moved, Scott Emerson supported that the minutes of August 12, 1996 be approved as presented. **MOTION CARRIED: 6-0.**

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

It was suggested that under New Business, A. Consider Rezoning #84 - Kawbawgam & M 28 be moved up on the agenda after Old Business, A. Consider Use Permit #38 - Fraco, Inc.

Bill Sanders moved, Scott Emerson supported that the Agenda be approved as suggested. **MOTION CARRIED: 6-0.**

OLD BUSINESS:

Peter Frazier, President of Fraco was present and said if the Planning Commission needed questions answered, he would answer them.

Mike La Pointe informed the Planning Commission that Mark Maki, Karen Chandler and himself met with the Frazier's and discussed the parking lot greenery proposal. The Fraco site currently has green areas. There may not be tree plantings within the parking lot, but there is grass in the front of the office building. The sign area out front on Cherry Creek Road is well kept with flower plantings around the sign.

This industrial site is not seen from Cherry Creek Road. We need to keep in mind that this site receives a small percentage of pedestrian traffic. Lincoln Frazier has agreed to plant a 30' green buffer between the parking lot and the lot line to insure the screening requested in the original conditional use permit. This planting will create a better buffer than presently on the site.

Lynn Frazier expressed in item # 20 of the application that trees can be planted for additional screening. The Fraco property borders the Willow Farm property. The Willow Farm property along that line is also zoned C-3. There are two large trees on the property line that can be protected. Additional screening can be planted to protect the intent of Conditional Use Permit # 17.

Mark Maki commented that they are dealing with a small number of vehicles. Scott Emerson suggested that guidelines be given to the developer for the planting of trees, etc.

Mike La Pointe inquired if there were any further comments regarding Conditional Use #38. There were none.

Scott Emerson moved, Bill Sanders supported that the Chocoday Township Planning Commission approve the request on Conditional Use Permit # 38 to amend the original permit on the following described property:

Section 7 T47N R24W

The N 660' of W 1278.26' of NW 1/4 of SE 1/4 lying W of Cherry Creek Road
exc the S 500' of E 460.37' thereof. Located at 200 Cherry Creek Road.

With the following conditions:

1. That the large trees on the site plan submitted with this application be protected.
2. That two rows of pines, at least 30 inches high, be planted at five feet intervals along the north lot line. The Natural Resources Conservation Service can be contacted for planting recommendations.
3. That Zoning Compliance Permit be obtained from the Chocoday Township Zoning Administrator prior to use.
4. That the necessary permits as required by Federal, State and Local Agencies be acquired prior to project commencement.

MOTION CARRIED: 6-0.

NEW BUSINESS:

CONSIDER REZONING #84 - KAWBAWGAM & M-28:

The following questions/comments were received regarding Rezoning #84:

All of the public comment from the public hearing was taken into consideration.

- Marquette County Planning Commission didn't acknowledge any of the township staff recommendation or reasoning.
- The Planning Commission has been working with this area for rezoning for the past five years. Basically this is old business that needed to be addressed.
- When this was submitted in the past, the County Planning Commission supported the staff and Planning Commission's recommendations and reasoning.
- The Township Board has been dealing with this for about 10 years time and time again and about 5-6 years ago decided this had to be on a priority list of things to do.
- Has the Marquette County Planning Commission received a copy of the Townships Strategic Plan? They have a copy of the township's Comprehensive Plan, but not the Strategic Plan. It was suggested that one be given to the County Planning Commission.
- The Planning Commission is not making a decision on this rezoning because of the casino.

- Businesses should be concentrated for development in certain areas, such as Beaver Grove and the M 28 & US 41 intersection.
- Needs rules, etc. - supported by the People-At-Large in the Strategic Plan.
- Casino wasn't there all the time this was discussed in the past.
- Soil and Water may be a problem.
- There has been more than ample time to have something constructive done with the building on M-28 and Kawbawgam, but seems to be a dead issue.

Mike La Pointe inquired if there were any further questions/comments concerning Rezoning #85. There were none.

Bill Sanders moved, Scott Emerson supported that the Chocoday Township Planning Commission recommend to the Chocoday Township Board that the rezoning request # 84 be approved for the following parcels:

- 1) The following parcel from a current zoning classification of C-1 to R-1.
Section 7, T 47 N, R 23 W
All that part of Gov't lot 4 lying W. of County Road BI and S. of M-28.
- 2) The following three parcels from a current zoning classification of R-3 to R-1
Section 7, T 47 N, R 23 W
 - a. Part of NW 1/4 of SW 1/4 & SW 1/4 of NW 1/4 Beg at a pt on C/L of Co Rd BI 6' S of N Line of NW 1/4 of SW 1/4 th E 100' th N 151' th E 100' th N to M-28 ROW th W'ly alg ROW 59.4' M/L th SW'ly 201' M/L to C/L Co Rd BI th S'ly alg C/L to POB exc Co Rd ROW.
 - b. The S 100' of N 130' of that part of NW 1/4 of SW 1/4 lying W of Co Rd BI.
 - c. The N 30' of that part of NW 1/4 of SW 1/4 lying W of Co Rd BI.
- 3) The following parcel partially zoned R-3 and partially zoned RR-2 be rezoned to R-1 in its entirety
Section 7, T 47 N, R 23 W
Part of NW 1/4 of SW 1/4 & SW 1/4 of NW 1/4 Beg at a Pt on C/L of Co. Rd. BI 6' S of N Line of NW 1/4 of SW 1/4 Th S 194' Th E 350' Th N 200' Th W 150' Th N 145' TH W 100' TH S 151' TH W 100' to POB.
- 4) And the following parcel partially zoned C-1 and partially zoned RR-2 be rezoned to PL in its entirety
Section 7, T 47 N, R 23 W
That Part of NW 1/4 of SW 1/4 lying N of Soo Line R/W exc the N 130' lying W of Co Rd BI & exc the N 200' of W 350' E of C/L of Co Rd BI.

It was inquired of Mr. Kolasa if the current bank building is up for sale? He informed the Planning Commission that he is the attorney for Mr. & Mrs. Sterzik, not Mr. & Mrs. Glass.

MOTION CARRIED: 6-0

Karen Chandler explained the process that would be followed regarding the rezoning, which is:

- 1) This will go back to the Marquette County Planning Commission. They meet the first Wednesday of each month. The next meeting is October 2, 1996.
- 2) The Marquette County Planning Commission's recommendation will go back to the Chocoday Township Board with the recommendation of the Township Planning Commission. The Township Board meets the first and third Monday's of each month. This would probably be on the Township Board's agenda for the 3rd Monday in October.

Karen will notify the people present, if interested so they can attend the meetings when this will be discussed.

OLD BUSINESS:

DISCUSSION ON GENTZ INC., GOLF COURSE:

Karen informed the Planning Commission that a soil sample has been done. And a nitrate test has been done on their home well. The Township has received copies of test results.

Karen informed the Planning Commission that Randy & Cathy Gentz met with her recently to discuss the progress on their development and their understanding of the condition placed on their permit to upgrade Co. Rd. BZ and the private road to a standard established by the MCRC. As discussed at our last Planning Commission meeting, this standard as presented by the MCRC is to have the road blacktopped.

The Gentz's realize that the road will eventually need to be brought up to the County standards. Randy informed the Planning Commission that there is a gravel road now. Also, the Township residents have been using the sod farm for a number of years for a compost site.

Bill Sanders moved, Scott Emerson supported that the Planning Commission ask Randy & Cathy Gentz to meet with the Director of Planning & Research, the DPW Supervisor, and a representative of the Marquette County Road Commission to determine the exact standards and the estimated costs and to bring this information back to the Planning Commission.

MOTION CARRIED: 6-0.

Randy and Cathy Gentz thanked the Planning Commission.

DISCUSS RECOMMENDATIONS ON LANGUAGE FOR TEXT AMENDMENTS: (1) SEMI-TRAILERS AND OUTDOOR STORAGE, (2) SITE PLAN REVIEW AND (3) SITE CONDO.

Karen went over the suggested language for the semi-trailers and outdoor storage with the Planning Commission.

She informed the Planning Commission she will be setting up an appointment with the Township attorney regarding language for the Site Plan Review and Site Condo.

The following comments were made regarding Semi-Trailers and Outdoor Storage:

- Filed as a Conditional Use.
- Keep the word visual in the language for semi-trailers and outdoor storage.
- Advertise for a public hearing for this language when another public hearing is scheduled.

It was also recommended that when reviewing language for Site Plan Review and Site Condo, Karen and Mark both have the opportunity to review the language.

The Planning Commission agreed unanimously on the following language for Semi-Trailers and Outdoor Storage:

Add to SECTION 101 -DEFINITIONS

OUTDOOR STORAGE, refers to the storage of goods and materials outside of any building or structure.

Add to (SEC) SECTION 107 - ACCESSORY USES AND STRUCTURE

C. Semi-trailers as used for outdoor storage as permitted as an accessory to commercial use with a conditional use permit. The Planning Commission will require screening and buffering to limit or eliminate outdoor storage's visual impact on adjacent properties. Where necessary the Conditional Use Permit must assure that the use or structure does not become contrary to the public health, safety, or welfare or the spirit and purpose of this Ordinance.

NEW BUSINESS:

**CONSIDER REZONING #85 - WILLOW ROAD (DESCRIPTION CORRECTION):
REZONING #85 -**

Karen informed the Planning Commission that the following parcel of property was petitioned to be rezoned:

Section 7, T 47 N, R 24 W

The North 100' of the South 400' of the East 200' of the West 369.5' of that part of the NW 1/4 of the NW 1/4 lying South of Silver Creek.

In December 1995, the Township Board approved the rezoning of the North 100' of the East 200' of the West 369.5' of that part of the NW 1/4 of the NW 1/4 lying South of Silver Creek. This parcel is owned by Mr. Paul Huard.

While Mark Maki was updating the zoning maps, he found that we rezoned a portion of the parcel that was already in the R-3 district. When the revised application was received from Mr. Huard in July 1995, Karen used his description which did not address the South 400'.

Max Engle moved, Estelle De Vooght supported that the Chocolay Township Planning Commission recommend to the Chocolay Township Board that the following parcel be rezoned from R-2 to R-3

Section 7, T 47 N, R 24 W

The North 100' of the South 400' of the East 200' of the West 369.5' of that part of the NW 1/4 of the NW 1/4 lying South of Silver Creek.

MOTION CARRIED: 6-0.

CONSIDER REZONING #86 - TEXT AMENDMENT (AUTO BODY SHOPS):

Karen informed the Planning Commission that the applicants, Brian and Ann St. Pierre, have petitioned the Chocolay Township Board to amend the Chocolay Township Zoning Ordinance with language that will allow motor vehicle service in the C-e zoning districts as a permitted principal use.

The following questions/comments were received regarding Rezoning #86.

- If we allow motor vehicle service in the C-2 zoning district, we may make another trucking business in the same area ok because they also service motor vehicles.
- The Planning Commission agreed unanimously that we shouldn't allow motor vehicle service in the C-2 Zoning District.
- If a body shop would get too busy, it could become another junk yard.
- Examples of body shops within the township were given: such as Walt's Auto Body, Hornborgan's, and La Jeunesse.
- If this language is passed, it would be allowing a text amendment change, not a specific application.

After discussion and the above comments, the following motion was made:

Bill Sanders moved, Max Engle supported to recommend to the Chocolay Township Board denial of the language that would allow motor vehicle service in the C-2 Zoning District as a permitted principal use for the following reasons (1) it is not consistent with the Township Comprehensive Plan and (2) there are adequate properties in the C-3 Zoning Districts in the Township.

MOTION CARRIED: 6-0 TO DENY THE LANGUAGE.

PLANNING DIRECTOR'S REPORT:

- 1) A memo on development of M-28/US 41 from Mark Maki is in your packet. Ivan Fende, Mark and I met with the property owners of parcels around the northeast intersection of M-28 and US 41. We discussed a road coming from around the back. However, Wahlstrom's have their property on M-28 for sale and are not interested in negotiating any changes at this time. They feel it would be for the new owners to decide future access. Ivan will be contacting MDOT to start discussions on a frontage road on US 41.
- 2) I will be presenting a proposal to Professor Jean Ferrill's class on Wednesday. She has an environmental assessment class and has asked if we have any projects. The proposal will include looking at three different areas down M-28. This project will take place during the fall semester and the class finding should be presented to the Township sometime in late December.

I also discussed with Professor Ferrill the possibility of working on an update to our Comprehensive Plan. If her winter class can handle this project, we should have it done. We could also use updates on the census material within the plan.

- 3) I received copies of *Living With Michigan Wetlands: A Landowner's Guide* from Mike Farrell, Marquette County Drain Commissioner. If any of you would like extra copies to pass along, please let me know.

PUBLIC COMMENT:

County Planning Commission is an advisory board. It was suggested that a Township Planning Commission representative attend the next Marquette County Planning Commission meeting. Marquette County Planning Commission meets the first Wednesday of each month.

It was suggested that CABA support be obtained and written to MDOT regarding access frontage on US 41 & M-28. This would probably enhance the quality of all the businesses to have an access road. It was suggested that possibly the township would pay for traffic consultant. The Planning Commission unanimously agreed that Mark had good points in his memo dated August 9, 1996 to them. It was agreed unanimously that a letter be written by the Planning Commission to the Township Board to hire a traffic consultant.

Karen informed the Planning Commission that the zoning conference at the Ramada Inn for Thursday, September 12 has been canceled.

Regarding Trails Committee support. It was recommended that the Township Board at least consider to provide some staff time and perhaps some funds this year and next year to acquire some right of way for trails. It was suggested that possibly some monies left from the Planning Commission Budget this year be used for trails. We have support from the People-At-Large in our Strategic Plan. Karen will be attending the MSPO/APA conference in Lansing at the end of the month. There will be a session on trail ways, etc.

The Planning Commission members inquired what was being done regarding obtaining the concept of the Ball State University concept? Karen informed the Planning Commission that she has been in contact with all of the agencies, but hasn't compiled any of the information.

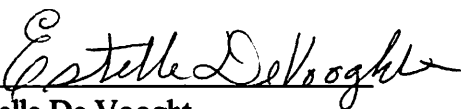
Maggie Meiss commented to the Planning Commission that she has bad well water. She also commented that part of the legal settlement with Blondeau's and the Township was that the vehicles wouldn't be ran from 9: p.m. through 5:00 a.m., but has been doing this right along. Something needs to be done. The Planning Commission was informed that U.P. Moving & Storage was being used for Blondeau's Trucking business.

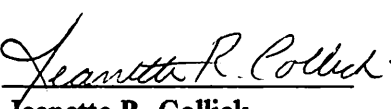
INFORMATIONAL ITEMS & CORRESPONDENCE:

- A. Memo - from Mark Maki - Development of U S 41/M-28 Access Road.

ADJOURNMENT:

Estelle De Vooght moved, Bob Whitaker supported that there being no further business the September 9, 1996 Planning Commission meeting be adjourned. The Planning Commission meeting was adjourned at 9:40 p.m.


Estelle De Vooght
Planning Commission Secretary


Jeanette R. Collick
Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, OCTOBER 14, 1996**

MEETING CALLED TO ORDER:

Mike LaPointe called the Regular Planning Commission Meeting to order at 7:32 p.m.

ROLL CALL: PRESENT: Mike LaPointe, Steve Kinnunen, Bob Whitaker, Estelle DeVooght
ABSENT: Bill Sanders, Scott Emerson, Max Engle

STAFF PRESENT: Karen Chandler - Director of Planning & Research and Mark Maki - Director of Assessing & Zoning.

OTHERS PRESENT: Jeanette R. Collick - Recording Secretary, Joe Palermo - Student Intern, Randy Gentz, Cathy Gentz, Richard Reader.

APPROVAL OF THE MINUTES OF SEPTEMBER 9, 1996:

Mike LaPointe inquired if there were any correction and/or additions to the September 9, 1996 minutes. After corrections on page 6 and 9 of the draft of the September 9, 1996 minutes, the following motion was made:

Bob Whitaker moved, Estelle DeVooght supported that the September 9, 1996 Planning Commission minutes be approved as corrected.

MOTION CARRIED: 4-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Mike La Pointe inquired if there were any corrections' and/or additions to the agenda.

Mark Maki requested that discussion for Fraco Inc. be added to Old Business after discussion on Gentz, Inc. Golf Course.

Bob Whitaker moved, Estelle DeVooght supported that the agenda be approved as suggested.

MOTION CARRIED: 4-0.

PUBLIC COMMENT:

Mike La Pointe inquired if there was any public comment.

Karen Chandler introduced Joe Palermo, Student Intern. She informed the Planning Commission that Joe is presently working on the Fire Fighters Right to Know and when finished with that project will be returning to the Planning Department.

Karen informed the Planning Commission that the Chocolay Township Police Department participated in the Safety & Sober program and received enough points to be awarded a laser radar gun worth \$5,000.

There being no further public comment, the first public comment section of the Planning Commission was closed.

OLD BUSINESS:

DISCUSSION ON GENTZ, INC., GOLF COURSE:

Karen brought the Planning Commission up-to-date on Gentz, Inc. - Golf Course.

She informed the Planning Commission that Larry Gould and she had a discussion and made suggestions and a few options. The options are listed on a memo to the Planning Commission dated October 14, 1996 and placed on file in the Planning Commission Agenda Notebook.

The following comments were made regarding the Gentz, Inc. - Golf Course.

- The county won't pay for the road to be black topped.
- In the Conditional Use, one of the requirements was to follow County Road Commission recommendation.
- Reopen Conditional Use and review criteria.

- The applicant can't pay for the road to be black topped before opening the golf course.
- Question - what is the county road standard?
- One of the conditions was that prior to the opening of the golf course, the road would be brought up to County standards which means paved.
- What traffic is generated on this road for the Township composting?
- Can we extend the time frame for the paving of the road?
- What are the criteria for dust control?
- Possibly 3-5 years would be a workable time frame for the developer.

The following motion was made after the above discussion.

Steve Kinnunen moved, Bob Whitaker supported that the township attorney be contacted to see if the Conditional Use could be reopened.

Discussion - Planning Commission is willing to work with the developer. The County Road Commission be contacted to see if this would be okay with them.

MOTION CARRIED: 4-0.

FRACO - PETE FRAZIER:

Mark Maki informed the Planning Commission that Pete Frazier is planning to build a building to bring equipment on the site which is basically a higher tank to use to drain water and residue from the trucks. Presently they are being cleaned out and emptied on the site on the ground, then the hardened residue is hauled away to be broken up and reused.

The following comments were made regarding this topic.

- DNR - wastewater discharge requires a permit - Cannot be dumped on the ground.
- Planning Commission reviewed the pictures Mark presented to them.
- Anytime there is a change in the site plan, this should come back to the Planning Commission to review.
- The developer probably wants to get started because of the weather.
- Will the tank take care of the waste water?
- Eventually Fraco will probably be hooked to the Township Sewer.
- If another building is put up, this would be a change in the Conditional Use.
- Planning Commission needs to be informed when there is a use change.
- Mr. Frazier has always been willing to work with the township.

STRATEGIC PLAN:

Karen presented the following comments concerning the Strategic Plan:

COMMUNITY AT LARGE

Survey Community to assess acceptance of a community foundation and 'community center' concept. A survey has been developed. However, time has not allowed for selecting a random sample nor mailing out the survey. I have called NMU's, Dr. Steven Nelson to see if his winter Research Method's class would be interested in completing this project.

Develop a plan to communicate/educate people about planning goals and community issues. We have had great success with the Action Shopper and the CABA Quarterly. I fax the Township Board agenda's to the local news media and frequently see a spot in the Mining Journal and have heard spots on WDMJ.

Develop a promotional theme/campaign. The Township Board has approved a logo contest. I haven't had time to start the process. We have made an effort to attend all CABA meetings on the third Wednesday each month at 7:30 a.m. at Wahlstrom's.

Create more community involvement activities. The summer youth program was a great success this summer. The Communities Committed to Youth & Families Committee has been meeting. I did have a meeting just a few weeks ago. I sent out thirty notices. Received three phone calls and only four people attended. We did decided at this meeting to start promoting existing community projects as listed in the Strategic Plan and any others from the schools.

Form a committee to research/explore ways to work positively with the Keweenaw Bay Indian Community.

BUSINESS DEVELOPMENT

Prepare a graphic representation of "The Vision." I have made contact with communities involved in the charrette program from Ball State University. I have been in contact with Carol Hicks about the possibility of a similar process at NMU.

Define and implement development standards that will create our vision of a natural park-like business district with an identifying architectural theme that highlights the townships 'natural' beauty.

COMMUNITY DEVELOPMENT

Maintain the rural/natural landscape by preserving open space.

Earmark tracts of land for acquisition to fit with the master plan. Include provisions for maintenance, tax support connectivity and green belt concepts. An Ad Hoc Trails Committee did meet during the summer. Our student intern at the time collected information and materials on trail development. We haven't met since Shane left. I would hope we can get together again before the end of the year.

ENVIRONMENT

To inform residents, businesses and government about local environmental issues via an annual awareness/action day. Carl Lindquist did attend the annual bike registration day program. The Chocolay Watershed Council provided tee-shirts and posters and Carl worked with the children. The summer youth program did a field trip to the Fish Hatchery.

INFRASTRUCTURE

Initiate a comprehensive recycling strategy. The Township did contract out the refuse pickup. Part of the bidding process included recycling. As you know, curbside recycling is provided for residents that put out tagged refuse bags.

Master plan, zoning ordinance and expanded infrastructure will reflect the "New Vision" of Chocolay

IMPLEMENTATION

Review progress on the strategic plan in six months and one year to assess action.

The following comments were made by the Planning Commission members:

- What is the status of the court case regarding the Keweenaw Bay Indians? The township hasn't received any new information.
- It was suggested that a committee be formed for communication.
- This development could have an impact on what the township does.
- Need proper liaison for communication.
- What was decided regarding the letter from Mark that went to the Township regarding the hiring of a traffic consultant? This went to the Board as an informational item. No action was taken.
- Township Supervisor is aware of this and is waiting to see what is happening to some of the property behind Snyders. Planning Director will check on this and report back to the Planning Commission.
- Hiring a traffic consultant is different from having a traffic survey done.
- A plan needs to be done. We need to obtain a cost and plan, which may be made mandatory.
- A traffic consultant could suggest changes in the zoning ordinance.
- The first step is to obtain information on the cost estimate.
- The township needs to pursue this matter.

DISCUSS RECOMMENDATIONS ON LANGUAGE FOR TEXT AMENDMENTS FOR SITE PLAN REVIEW AND SITE CONDO:

Township Attorney wants to rewrite the language regarding this. He will meet with Karen and Mark to review the language for Site Plan Review and Site Condo.

NEW BUSINESS:**DISCUSSION ON GIS SYSTEM:**

Karen inquired as to what we want in a GIS System. A Planning Commissioner inquired what does a GIS consist of? GIS stands for Geographical Informational System. It shows overlays on land uses, different types of soil, zoning, etc.

There are seven grants going out state wide. Marquette has been identified as one area meeting the criteria to receive a grant. Marquette City has a GIS System, but funds for an operator were cut from their current budget.

Karen gave a list of possible groups and interested people that may have a use for a GIS. What is the GIS going to accomplish? Everything will be in one area. The following example was given. It will show you contaminated wells, different types of soil, rezoning, known problems with land, etc. It will also be a helpful tool in groundwater problems and zoning.

Planning tool will consist of the following: 1) Soil; 2) Zoning; 3) Tax Maps; 4) Sewer System; 5) Groundwater; 6) Existing Land Use.

DISCUSSION ON GREENWAY TRAILS:

Karen informed the Planning Commission that Ivan Fende wrote a letter to Trails, Inc. on the possible use of a trail next to the existing Bike Path.

PLANNING DIRECTOR'S REPORT:

Karen presented the following Planning Director's Report:

- 1) We have another student intern working for the Township. Joe Palermo is currently working on the Fire Fighter's Right-to-know and will be working for the Planning Department when done.
- 2) An Economic Development Grant from Wal-Mart Corporation in cooperation with the National Towns & Townships Association was awarded to John Greenberg, Treasurer winner in the American Hometown Leadership Award program for 1996. The Township received this \$1,000 grant at their last meeting and placed it in an Economic Development Capital Improvements Fund.
- 3) Carol Hicks provided information on a software package called Virtual Interactive Code. This package enables homeowners to explore complex local zoning regulations. Cost of the package is \$10,000.
- 4) I have been asked to serve on a panel to discuss "Shaping Our Future with Growth Management Planning" in Chocolay Township on Saturday, October 26 in Hancock. During this one hour discussion, I will be teamed with Les Ross, AICP/PCP, Sundberg Carlson & Associates along with Paul Wood and Mark Sherman from Schoolcraft County. The all day workshop is being sponsored by the League of Women Voters of the Copper Country and the Upper Peninsula Environmental Coalition.
- 5) We have six student teams working on environmental assessments within the Township. The six areas identified are 1) the Timber Lane Subdivision; 2) the Varvil Center; 3) Section 10 and 11 along M-28; 4) the Kawbawgam Road area; 5) the subdivision developments along Cedar Creek in Section 17; and 6) Beaver Grove and Brookfield Subdivision in Section 21 and 22.
- 6) Karen informed the Planning Commission that she did attend the Marquette County Planning Commission's October 1996 Meeting. She gave an update on the M-28 and Kawbawgam development.

PUBLIC COMMENT:

There was no Public Comment. The second Public Comment was closed.

COMMISSIONER'S COMMENT:

Mike La Pointe informed the Planning Commission that this was added to the agenda so if the Planning Commission Members had any discussion this could be done during this time.

The following was commented on:

- Strategic Plan - more support and getting positive response from people.
- There is a concern for groundwater contamination near the Choclay Downs Golf Course. Some nearby residents are very concerned on what is going to happen. Specific concerns on the developer/owner taking the well samples and not an independent person.
- Going by the Marquette County Health Department's recommendation regarding the monitoring wells.

INFORMATIONAL ITEMS AND CORRESPONDENCE:

- A. Correspondence to - Mr. Andy Smith, Trails, Inc.
- B. Information from AICP Summer 1996 Fast Food Outlets Get a Facelift.

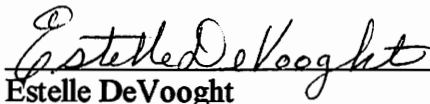
ADJOURNMENT:


There being no further business the following motion was made:

Bob Whitaker moved, Steve Kinnunen supported that the October 14, 1996 Planning Commission be adjourned.

MOTION CARRIED: 4-0.

The Planning Commission was adjourned at 9:25 p.m.


 Estelle DeVooght
 Planning Commission Secretary


 Jeanette R. Collick
 Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, NOVEMBER 11, 1996**

PRESENT: Mike LaPointe, Max Engle, Bill Sanders, Scott Emerson and Estelle DeVooght (arrived at 7:40 p.m.)

ABSENT: Bob Whitaker and Steve Kinnunen

STAFF PRESENT: Karen Chandler - Director of Planning & Research, Mark Maki - Director of Assessing & Zoning.

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Randy Gentz, Cathy Gentz, Brian St. Pierre, Ann St. Pierre, Tim Barsch, Michele Rodman.

PUBLIC HEARING:

Mike LaPointe, Chairperson, called the Public Hearing to order at 7:38 p.m.

LOT SPLIT #11:

Mike LaPointe informed the public of the process for the public hearing. He inquired if there were any question/public comment regarding Lot Split #11.

Karen Chandler, Director of Planning & Research informed the public and the Planning Commission that the applicants, Tim Barsch and Dan Lancour, have requested that the Chocolay Township Board approve a lot split on the following described property:

Highland Meadow Subdivision Lot 14. The split lot will then be combined with Lots 13 and 15 respectively.

Tim Barsch and Dan Lancour jointly own Lot # 14. This lot split request is to place part of Lot 14 with Lot 13 and the remained of Lot 14 with Lot 15.

Karen informed the Planning Commission that she had received one letter from Terrence Donnelly. He had no problem with the lot split.

Tim Barsch, applicant had nothing more to add.

Mike LaPointe inquired if there were any further public comment regarding Lot Split #11? He informed everyone present that this would be discussed during New Business. There being no further comments regarding Lot Split #11, Mike La Pointe closed the public hearing on Lot Split #11.

CONDITIONAL USE #19 - AMENDMENT:

Estelle DeVooght arrived at 7:40 p.m.

Karen informed the Planning Commission that the Township Attorney has been consulted on amending this Conditional Use. The County Road Commission was consulted and a letter to Larry Gould from Mike Etelamaki had been included with the Memo dated November 7, 1996 that is in the Planning Commission Agenda packet.

Karen informed the Planning Commission that she had received a verbal response from Paul Capodilupo who presently lives in Marquette, but eventually plans on building a home on his property located here. He has no problem with the amendment.

Randy Gentz inquired why he has to be responsible for the paving of the road.

Michele Rodman (881 Cherry Creek Road) inquired where Gentz Road was.

Mike LaPointe inquired if there were any further questions/comments regarding Conditional Use Permit #19 - Amendment. There being no further questions/comments regarding Conditional Use Permit #19 or any further public hearings, Mike La Pointe closed the Public Hearing Section of the Planning Commission.

REGULAR MEETING CALLED TO ORDER:

Mike LaPointe, Chairperson called the Regular Planning Commission Meeting to order at 7:45 p.m.

ROLL CALL:

Roll call was taken with Mike LaPointe, Max Engle, Bill Sanders, Scott Emerson and Estelle DeVooght present. Absent were Bob Whitaker and Steve Kinnunen.

APPROVAL OF MINUTES OF OCTOBER 14, 1996:

Mike LaPointe inquired if there were any corrections' and/or additions to the October 14, 1996 Planning Commission Minutes?

Mike LaPointe moved, Bill Sanders supported that the minutes of October 14, 1996 be approved as presented.

MOTION CARRIED: 5-0.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Mike LaPointe inquired if there were any additions or changes in the agenda?

Bill Sanders suggested that New Business Item A Consider Lot Split #11 - Highland Meadows Lot #14 and Item B Consider Conditional Use #19 - Gentz/Homestead Golf Course be moved after Old Business A Discuss Rezoning #86 as per Township Board request.

Scott Emerson moved, Bill Sanders supported that the agenda be approved as amended.

MOTION CARRIED: 5-0.

PUBLIC COMMENT:

Mike La Pointe inquired if there were any Public Comment. There being no Public Comment, the first public comment section of the Planning Commission was closed.

OLD BUSINESS:**DISCUSS REZONING #86 - AS PER TOWNSHIP BOARD REQUEST:**

The following questions/comments were received regarding Rezoning #86:

- Township Board is not listening to the appropriate boards on township and/or county level. Something should be done.
- The proposed body shop would be a new building.
- DEQ guidelines would be required.
- Doesn't want a junk yard look.
- The petitioner wants to build a life and business for himself.
- Body shops should be in a C-3 zoning districts.
- Presently can sell vehicles in a C-2 zoning districts, but can't service them.
- Auto repair falls under a special use permit in other area ordinances.
- Body shops may not be compatible with other businesses in a C-2 zoning districts.
- If we allow motor vehicle service in a C-2 zoning districts, how do we not allow others from expanding?
- Blondeau Trucking is an industrial business.
- Quick Lube was used as an example. Quick Lube is six years old.
- Seems there is no consistency in approval and/or disapprovals.
- Planning Commission only recommends a rezoning to the Township Board.
- What is the option now? Planning Commission will send their recommendation back to the Township Board. Township Board would have to approve or disapprove.
- What is the closest business in a C-3 Zoning District? Fraco is the closest business in a C-3 Zoning District.
- Could allow C-3 uses in a C-2 zoning districts on a case by case basis?
- Strategic Plan should be taken into consideration, which is to keep the village type shopping area.
- Flexibility should be in conditional uses.
- Planning Commission Members have nothing against body shops personally.
- Planning Commission should stay with their original recommendation.
- Applicant proposing a body shop informed the Planning Commission that he would have a

- body shop only, not a motor vehicle repair shop.
- The eight steps for a conditional use permit were read.
- Other conditional could be attached to a conditional use permit.
- The proposed body shop is directly behind Wolverine Supply.
- Can we specifically say an auto body repair shop in C-2 as a Conditional Use - scale of services - a body shop - mechanical?
- An auto body repair shop would have to be defined and state no motor vehicle serve.
- Zoning Administrator would enforce the zoning ordinance. The problem would be with a new owner. Applicant proposing the body shop in the C-2 Zoning District plans on being successful and tends to grow.
- The original site was owned by L.S. & I. Railroad.
- Once used as a construction company storage yard - Mc Donald's Construction Company.
- Presently used by Menze, Wolverine Supply, a Garden Store and CPA businesses.
- If the Township Board approves Rezoning #86 as a conditional use, adjoining property owners would have to be notified when an application for a body shop is received.

Estelle DeVooght moved, Bill Sanders supported that the Planning Commission send this back to the Township Board with the original recommendation.

MOTION CARRIED: 4-1.

Mike LaPointe inquired if there was any further discussion or comments regarding Rezoning #86?

The following comments were made:

- Body Shops should be defined and state no motor vehicle service.
- Auto body shops should be considered as a conditional use in the C-2 Districts.
- Damage Control.
- If Township Board approves the text amendment as a conditional use, adjacent property owners would have to be notified when an application for auto body repair is received.

After the above discussion, the following motion was made to expand and clarify the first motion.

Scott Emerson moved, Max Engle supported that if the Township Board does approve the text amendment that they consider dropping the language motor vehicle service and add language for auto body repair in a C-2 Zoning Districts as a Conditional Use and to include the following definition of an auto body repair shop as collision service such as body, frame or fender straightening and repair; painting and undercoating of automobiles.

MOTION CARRIED: 4-1.

CONSIDER LOT SPLIT #11 - HIGHLAND MEADOWS LOT #14:

Mike LaPointe inquired if anyone had any questions or comments regarding the Lot Split #11? There were no further comments other than what was at the public hearing/

Scott Emerson moved, Bill Sanders supported that the Chocoday Township Planning Commission recommend to the Chocoday Township Board that Lot Split #11, for the split of Highland Meadow Subdivision Lot # 14, be approved.

MOTION CARRIED: 5-0.

Lot Split #11 - Highland Meadows Lot #14 will be on the Township Board agenda for December 2, 1996.

CONSIDER CONDITIONAL USE #19 - GENTZ/HOMESTEAD GOLF COURSE:

Mike LaPointe informed the Planning Commission that he would abstain for voting on the decision of Conditional Use Permit #19 - Gentz/Homestead Golf Course because of his involvement with the Marquette County Soil Conservation District.

Planning Commission members agreed to allow Mike LaPointe to abstain and thanked Mike for bringing this to their attention.

The following questions/comments were made regarding Conditional Use #19:

- Was not the Planning Commission's intention for a private citizen to pave the road.
- County Road Commission suggested the requirement, not the township.
- Presently Gentz Sod Farm is being used for a compost site for the Township.
- If this would be on the Township road ranking, the county would pay half and then township would have to pay some.
- As traffic increases, the road should be paved.
- Intent is to eventually have the road paved.
- What number of years would the road be paved?

After the above comments the following motion was made.

Scott Emerson moved, Bill Sanders supported that the Chocoley Township Planning Commission approve the amendment to the existing conditional use # 19, with the following conditions:

1. Proper buffers be established to protect surrounding land uses.
2. The *Guidebook of Best Management Practices for Michigan Watersheds*, by MDEQ, Surface Water Quality Division, using the sections for golf courses be recommended for use in place of previous conditions: Condition # 2 (develop estimates of water use) and Condition # 3 (estimate contaminant loading amounts). April 1991.
3. The testing requirements on the monitoring wells are defined to spring and fall tests instead of quarterly and that the Marquette County Health Department will define parameters to be tested after review of chemicals being used on the golf course. The test samples will be tested by a laboratory approved by the State of Michigan for parameter tested. The applicant will pay for testing and the results will be sent to the Township. The other requirements of former condition # 6 are still in effect.
4. That a Zoning Compliance Permit be obtained from the Chocoley Township Zoning Administrator prior to start of construction.
5. That the necessary permits as required by Federal, State and Local Agencies be acquired prior to project commencement.
6. Item #4 Condition from April 8, 1991 to upgrade County Road BZ be dropped from the conditions.

MOTION CARRIED: 4 AYES AND 1 ABSTAIN.

OLD BUSINESS:

DISCUSS RECOMMENDATIONS ON LANGUAGE FOR TEXT AMENDMENTS: (1) SITE PLAN REVIEW AND (2) SITE CONDO.

Karen informed the Planning Commission the Township Attorney is reviewing the language for these text amendments and the suggested language should be ready at the December Planning Commission Meeting.

DISCUSS PLANNING ADVISORY SERVICE:

Karen informed the Planning Commission that she would like to join the APA's Planning Advisory Service (PAS) again this year. The cost would be \$460, which would leave \$280 in the Planning Commission's professional services account.

The Planning Commission told Karen to go ahead and join again this year, if she sees it to be beneficial.

NEW BUSINESS:

DISCUSS NEEDED ZONING ORDINANCE AMENDMENTS:

Mark went over his memo dated November 7, 1996 that was in the Planning Commission agenda packet regarding zoning amendments that needed to be done. He informed the Planning Commission that he would go over any of these amendments with the Planning Director.

PLANNING DIRECTOR'S REPORT:

- 1) The November 1996 election is behind us. We have one new Township Board Trustee,

Gary Menhennick, who will be taking Don Wickstrom's place. The Township Board members remaining are Ivan Fende, Supervisor; Arlene Hill, Clerk; John Greenberg, Treasurer; Richard Bohjanen, Trustee; Lois Sherbinow, Trustee and Max Engle, Trustee.

- 2) Our student teams working on environmental assessments within the Township will have their projects completed by the first week of December. Dr. Jean Ferrell and I are trying to work out a schedule for the students to present their findings to the Planning Commission. We could set up a special meeting since our December meeting falls during exam week and students could not make our meeting. Or, the class meets on Mondays and Wednesdays from 10:00 a.m. to noon, maybe some members would be available during the first week of December and we could go to the class presentations.

Karen informed the Planning Commission that the student team from NMU would like to make a presentation to the Planning Commission and the Township Board. It was suggested that possibly 6:00 p.m. on December 2, 1996 would be a good time to review this presentation.

PUBLIC COMMENT:

There being no public comment, the second public comment section of the meeting was closed.

COMMISSIONER'S COMMENT:

- We need to make the Township Board meet deadlines and not let rezoning, etc. go by the way side. Rezoning issue regarding Kawbawgam Road and M 28 was given as an example.
- Public needs to be able to voice their comments.


ADJOURNMENT:

There being no further business, the following motion was made:

Scott Emerson moved, Max Engle supported that the November 11, 1996 Planning Commission meeting be adjourned. The Planning Commission Meeting was adjourned at 10:00 p.m.

MOTION CARRIED: 5-0.


 Estelle DeVooght
 Planning Commission Secretary


 Jeanette R. Collick
 Recording Secretary

**CHOCOLAY TOWNSHIP PLANNING COMMISSION
MONDAY, DECEMBER 9, 1996**

PRESENT: Mike LaPointe, Max Engle, Steve Kinnunen, Bob Whitaker, and Estelle DeVooght, Max Engle arrived at 7:36 p.m. and Scott Emerson arrived at 7:40 p.m.

STAFF PRESENT: Karen Chandler - Director of Planning & Research

OTHERS PRESENT: Jeanette R. Collick-Recording Secretary, Daniel Hockin, Anette Degler

PUBLIC HEARING: CONDITIONAL USE PERMIT #40:

Mike LaPointe, Chairperson called the Public Hearing to order at 7:30 p.m.

He informed the public present of the procedures for the public hearing. You can comment now regarding the conditional use permit or reserve time during the Regular Planning Commission Meeting when this item would be discussed.

Karen gave the background information regarding Conditional Use Permit #40. The applicant, Daniel Hockin has requested that the Chocoday Township Planning Commission consider granting a conditional use permit to allow a recreational structure in the RP District on the following described property:

Section 21 T47N R23W - That part of N ½ of NW 1/4 lying W of C/L of LeVasseur Creek exc. the W ½ of NW 1/4. Located at 1120 Mangum Road.

She presented an overlay showing the property involved from the plat map.

Karen informed the Planning Commission that the camp already exists. The structure does meet the requirement for a recreational structure in the zoning ordinance.

She noted the petitioner is present, if anyone had any questions' and/or comments. She received a phone call from Mr. Edward Pedo and he had no problem with the structure being there.

The following comments were made:

- How long has the camp been there? Approximately two years.

Karen informed the Planning Commission members that the one phone call she did receive, after explaining what the structure was, had no problem.

Mike LaPointe inquired if there were any further comments for the public hearing. There were none.

Mike LaPointe closed the public hearing at 7:35 p.m.

REGULAR MEETING CALLED TO ORDER:

Mike LaPointe, Chairperson called the Regular Meeting to order at 7:35 p.m.

ROLL CALL: Roll call was taken.

PRESENT: Mike LaPointe, Bill Sanders, Steve Kinnunen, Estelle DeVooght, Bob Whitaker present. Max Engle (arrived at 7:36 p.m.) Scott Emerson (arrived at 7:40 p.m.)

ABSENT: None

APPROVAL OF MINUTES OF NOVEMBER 11, 1996:

Mike LaPointe inquired if there were additions or corrections to the minutes dated November 11, 1996.

Bill Sanders moved, Estelle DeVooght supported that the minutes dated November 11, 1996 be approved as presented.

MOTION CARRIED: 5-0.

Max Engle arrived at 7:36 p.m.

APPROVAL OF AGENDA/ADDITIONAL ITEMS FOR AGENDA:

Mike LaPointe inquired if there were any additions or changes in the agenda? No changes.

Bill Sanders moved, Bob Whitaker supported that the agenda be approved as presented.

MOTION CARRIED: 6-0.

PUBLIC COMMENT:

Mike LaPointe inquired if there was any public comment. There was none.

OLD BUSINESS:

A. DISCUSS RECOMMENDATIONS ON LANGUAGE FOR TEXT AMENDMENTS:

1. SITE PLAN REVIEW
2. SITE CONDO

Karen informed the Planning Commission that the township attorney has not finished his review of the language that was presented to him for these text amendments.

NEW BUSINESS:

DISCUSSION ON CONDITIONAL USE PERMIT #40:

Mike LaPointe inquired if there were any questions/comments regarding Conditional Use Permit #40?

The following questions/comments were made:

- The structure has been there for two years.
- The structure meets the Zoning Ordinance requirements.
- The name of the creek has been changed periodically, but it is the same one.
- Why is the middle of the creek used for lot lines? You could gain or lose.

Scott Emerson arrived at 7:40 p.m.

Mike LaPointe inquired if there were any further questions or comments regarding Conditional Use #40? There were none.

Estelle DeVooght moved, Bob Whitaker supported that the Chocolay Township Planning Commission approve the conditional use permit request to place a recreational structure on this parcel in the RP district with the following conditions

1. That Zoning Compliance Permit be obtained from the Chocolay Township Zoning Administrator as soon as possible.
2. That the necessary permits as required by Federal, State and Local Agencies be acquired prior to the zoning compliance permit being issued.

MOTION CARRIED: 7-0.

PRESENTATION ON CENSUS UPDATES FOR COMPREHENSIVE PLAN:

Not available. The Student intern was working on this report and it was expected for tonight, however, it should be available for the January meeting.

DISCUSSION ON OPINION-LEADERS SURVEY:

Karen gave a brief report.

The following comments were made:

- Other agencies need to get together.
- Wild life habitant concern.
- Better community plan - bearing on priority.
- Habitants need to be identified - stricter control.

- Development not be excluded.
- Decisions be more community oriented, rather than state.
- Need to find a happy medium to set guidelines and priorities.
- More positive direction of Planning on local level and apply to local planning and be a good planning tool.
- Proper Planning - scientifically, rather than emotional.
- Need an overview - local level - local people to get involved would have a greater impact.
- Need more combined meetings with the Planning Commission and Township Board to set common goals?

The Planning Commission members can fill in the survey with comments and give them to Karen.

DISCUSS POSSIBLE TEXT AMENDMENTS:

Karen informed the Planning Commission that a new business is interested in opening up in the Varvil Center. A butcher shop specializing in selected cuts is interested in the building where Cal's Party Store was located.

Our options include:

- 1) rezoning the entire building structure and front half of the Varvil Center to C-1 or C-2
- 2) a text amendment to allow for speciality food stores as a conditional use in C-3 District.

This proposed business would be for food packaging, not the butchering of them.

After discussion of this, the following decision was made:

That a letter be sent to the Zoning Administrator with Planning Commission's concerns about this area and in particular this building and suggesting should go to the Zoning Board of Appeals. A copy of this letter from the Planning Commission will be sent to the Township Board and Zoning Board of Appeals.

DISCUSS AMENDMENTS TO HOME OCCUPATIONS:

Karen informed the Planning Commission there is a memo in their packet from the Zoning Administrator regarding Amendments Home Occupations/Consider Recommendation for Amendment to Home Occupations/Request for Comments.

Mark Maki informed the Planning Commission in the memo date December 6, 1996 that the Zoning Board of Appeals has discussed the existing language and proposed the changes that were stated in the memo.

The proposed change would allow home occupations in an accessory building.

The following comments were made regarding the proposed change:

- An example was given regarding an addition or garage being used for home occupations, because the lack of room in a home.
- The home occupation use doesn't change.
- Home occupation has to satisfy the requirements.

After comments and discussion on home occupations, the Planning Commission unanimously agreed to advertise a public hearing for the proposed amendments to home occupations, and accessory buildings for commercial districts for the January 1997 Planning Commission Meeting.

PLANNING DIRECTOR'S REPORT:

Karen went over the Planning Director's Report:

- 1) The Environmental Assessment presentations have been completed. Mike LaPointe, Mark Maki, Larry Gould, Ivan Fende and I were able to attend the presentations. Each presentation was video taped and complete reports will be turned in tomorrow to Professor Jean Ferrill. I will make copies available for anyone who wants them. The video's will also be available for home viewing, unless you'd like to review them during Planning Commission meetings or set up a special meeting. This is just a quick rundown.
 - a) Cedar Creek - encourage minimal development under current conditions. In-depth report

on physical, biological, economic and social aspects of the subdivision areas within Section 17. Also suggested the Township Planning Commission take action to include a site condo section into the Zoning Ordinance.

b) Varvil Center - this group preferred to rezone the Varvil center to C-2. They also suggested no action, rezoning to C-1 and rezoning to R-1 as their alternatives. There is good discussion on each of these possibilities. As we asked questions of each group, they had an opportunity to fine tune their final reports. It will be interesting to see if they did take our questions into consideration.

c) Beaver Grove - this group listed a community improvement program; a business development expansion; more recreation development; and no action. This area was the largest diverse area covered. The business community along with the trailer park development and residential homes along the highway made for some interesting reporting.

d) Timberland subdivision area - this group proposed no action; maximize development; put in a municipal water and sewer system; and their preferred alternative was to deepen existing water wells. They looked at the high nitrates in the area. They also found that the groundwater flow in that area is northeasterly. Development in that area twenty years ago should have been on larger lots.

e) Kawbawgam area - the four alternatives for this group included no action; no action but mitigate; enlargement of the C-1 area and enlargement of C-1 limited to KBIC properties. The proposed alternative was to enlarge the C-1 district.

f) Chocolay Downs Golf Course - although this group also gave four alternatives I did not take down their preferred alternative. Their main concerns were the water tests not being available and the fertilizers are unknown. The alternatives include a 36-hole course with no further residential development; 36-holes with full development; a KBIC gaming cooperative; and no action.

- 2) The Planning Commission and Township Board need to schedule a combined Planning Commission Meeting and Township Board to set priorities that need to be worked on.
- 3) Auto body definition needs to be in the Zoning Ordinance.
- 4) Karen will work on a list of priorities with suggestions and send it to the Planning Commission. Mike LaPointe suggested that the Planning Commission Executive Committee meet with Karen before the next meeting to help develop this priority list.

COMMISSIONER'S REPORT:

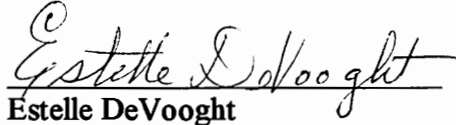
- 1) Planning Commission and Township Board needs to work on the same frequency. We need to get away from emotions between the two and work together.
- 2) Prioritize what needs to be done.
- 3) Need more combined and/or special meeting with Township Board and Planning Commission.
- 4) Six-month updates on things that have been done and also still need to be done.
- 5) Annual Report - give a report on what we have done.
- 6) Site Condo and Site Plan Review need to move. It was unanimously agreed that a letter be written to the Township Attorney signed by the Planning Commission that the language for this is a huge priority and needs to be done.
- 7) Trails issue - possibly a memorial dedicated to Steve Blondeau could be done.
- 8) The access off M 28 and US 41 was discussed.


INFORMATIONAL ITEMS AND CORRESPONDENCES:

- A. Chocolay Watershed Council minutes of September 5, 1996
- B. Memo from - Mark Maki - *Informational updates on Chocolay Downs, Glass parcel at 100 Kawbawgam Rd. , and Varvil Center*
- C. Correspondence to - Trails, Inc. - *on snowmobile trails in Chocolay Township*
- D. Correspondence from - Mqt. Co. Soil & Water Conservation District - *upcoming workshops*
- E. Correspondence to - Professor Jean Ferrill - *thank you for environmental assessments*

ADJOURNMENT:

Scott Emerson moved, Bill Sanders supported that the Planning Commission meeting be adjourned. The Planning Commission Meeting was adjourned at 9:35 p.m.


Estelle DeVoight
Planning Commission Secretary


Jeanette R. Collick
Recording Secretary