

**CHOCOLAY TOWNSHIP  
PLANNING COMMISSION**

**Monday, January 18, 2021 Minutes**

**Meeting held via teleconference**

**I. Meeting Called to Order by:**

Chairperson Ryan Soucy called the meeting to order at 6:00 PM.

**II. Roll Call**

Members present at roll call:

Ryan Soucy (Chair)  
Donna Mullen-Campbell (Secretary)  
Don Rhein (Board)  
Eve Lindsey (member)  
Rebecca Sloan (member)

Members absent at roll call:

George Meister (member)  
Kendall Milton (member)

Staff present:

Richard Bohjanen (Township Supervisor)  
Dale Throenle (Planning Director / Zoning Administrator)

**III. Additional Agenda Items / Approval of Agenda**

Soucy requested to move New Business items in front of Old Business to accommodate election of Planning Commission officers and the rest of the new business.

*Motion by Rhein, seconded by Mullen-Campbell, to approve the agenda as revised.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

**IV. New Business**

**A. Election of Officers**

**Staff Introduction**

Throenle explained the election of officers must take place in January each year according to the Planning Commission By-Laws. He explained that there were four positions (Chair, Vice Chair, Secretary and Vice Secretary). He stated that Rhein was not eligible for a position as he is Board-appointed.

**Commission Discussion**

Soucy opened the elections with a request for nomination of Planning Commission chair.

**Commission Decision**

*Motion by Rhein, seconded by Mullen-Campbell, to nominate Ryan Soucy as Chair.*

*Roll Call Vote: Ayes: 5 Nays: 0 Motion carried*

*Motion by Rhein, seconded by Soucy, to nominate George Meister as Vice Chair.*

*Roll Call Vote: Ayes: 5 Nays: 0 Motion carried*

*Motion by Soucy, seconded by Rhein, to nominate Mullen-Campbell as Secretary.*

*Roll Call Vote: Ayes: 5 Nays: 0 Motion carried*

*Motion by Rhein, seconded by Mullen-Campbell, to nominate Eve Lindsey as Vice Secretary.*

*Roll Call Vote: Ayes: 5 Nays: 0 Motion carried*

**B. Planning Commission Bylaws Review and Revision**

**Staff Introduction**

Throenle explained the Planning Commission bylaws needed to be updated to accommodate the change of procedures for meetings from the State regarding the Open Minutes Act. Suggested presented to the Commissioners language changes were:

**“Planning Commission Procedures and Bylaws-Of the Chocolay Township Planning Commission**

Section 1. Regular meetings of the Township Planning Commission shall be held monthly at the Town Hall. The Planning Commission shall meet in accordance with the Michigan Open Meetings Act and all other State and local laws. (Amended 1-21)”

**Commission Discussion**

Commissioners reviewed the bylaws and accepted them with the recommended changes.

**Commission Decision**

*Motion by Rhein, seconded by Lindsey, to accept the bylaws as written.*

*Roll Call Vote: Ayes: 5 Nays: 0 Motion carried*

**C. Planning Commission Public Meeting Participation Policy Review and Revision**

**Staff Introduction**

Throenle explained that staff reviewed the Planning Commission Public Meeting Participation Policy as part of the bylaw review to address meeting interruptions and some minor editing changes. Suggested language changes presented to the Commissioners were:

## **“Public Meeting Participation Policy**

### **I. Right to Speak**

1. Any member of the public ~~speaking-recognized to speak~~ during public comment.
2. Any member of the public ~~speaking-recognized to speak~~ during a public hearing.
3. Any member of the public ~~presenting-recognized to present~~ materials during ~~the Presentations-a~~ portion of the meeting.

### **II. Public Comment**

1. Individuals wishing to speak must be recognized by the ~~Chairman~~ Chairperson prior to speaking. Individuals not following this rule are subject to dismissal from the meeting.
3. All speakers will be limited to three ~~(3)~~ minutes per person. No person can grant his or her time to another speaker.
4. The Planning Commission Secretary, or designated representative, will be responsible to keep time on speakers and inform the Chairperson when time limits have expired.
5. At the close of public comment, Planning Commission members may address issues raised by speakers during public comment.

### **III. Public Hearings**

Public hearings are generally scheduled for Planning Commission business for items such as conditional use permits, rezoning applications, and ordinance proposals.

4. Individuals wishing to speak must be recognized by the ~~Chairman~~ Chairperson prior to speaking. Individuals not following this rule are subject to dismissal from the meeting.”

### **Commission Discussion**

Meister joined the meeting at 6:13 PM.

Commissioners reviewed the participation policy. Mullen-Campbell requested a change to sections II.3 and 4 for speaker timer purposed. Throenle suggested that the language be changed in II.3 to “All speakers will be limited to three minutes per person, unless granted a different time by the Chair.”

### **Commission Decision**

*Motion by Mullen-Campbell, seconded by Soucy, as to accept the Public Meeting Participation Policy as changed.*

*Roll Call Vote:      Ayes: 6      Nays: 0      Motion carried*

## **D. Planning Commission Annual Report**

### **Staff Introduction**

Throenle presented the Planning Commission annual report to the Commissioners. He explained there were three sections in the report:

- 1) *Planning Commission Actions*, which covered the Planning Commission meetings throughout the year.
- 2) *Planning Director Activities*, which covered the Planning Director meetings and training throughout the year.
- 3) *Township Plans and Ordinances*, which covered plans and ordinances the Planning Commission worked on throughout the year.

He stated the annual report would be sent to the Township Board for their review at the joint meeting in February.

### **Commission Discussion**

Commissioners reviewed the report and accepted it without changes.

### **Commission Decision**

*Motion by Mullen-Campbell, seconded by Rhein, to forward the 2020 Planning Commission annual report as written to the Township Board for consideration.*

*Roll Call Vote:      Ayes: 6      Nays: 0      Motion carried*

## **E. Planning Commission 2021 – 2022 Priorities**

### **Staff Introduction**

Throenle presented the Planning Commission priorities for 2021 through 2022 for review. He explained the priorities were the same as 2020 with one addition that would address changing the language for the sign portion of the zoning ordinance. A status was added to the priorities: open (no action taken), in progress (Planning Commission is working on the item) and closed (the Planning Commission has completed work on the item). Throenle also stated priorities document would be a topic of discussion at the joint meeting in February with the Township Board.

### **Commission Discussion**

Commissioners reviewed the priorities and accepted them without changes.

### **Commission Decision**

*Motion by Meister, seconded by Rhein, to forward the 2020 Planning Commission priorities to the to the Township Board for consideration.*

*Roll Call Vote:      Ayes: 6      Nays: 0      Motion carried*

After the vote, discussion took place regarding the February meetings. Questions were asked if the meeting would be held in Township facilities or if the meeting would be conducted online. Throenle stated a decision will be made in the near future.

**V. Minutes**

**A. November 16, 2020 Planning Commission meeting minutes**

*Motion by Mullen-Campbell and seconded by Meister, to approve the minutes as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**VI. Public Comment**

There was no public comment.

Public comment closed at 6:27 PM.

**VII. Public Hearings**

None

**VIII. Presentations**

None

**IX. Unfinished Business**

**A. Master Plan Review – Section 7 (Land Use) and Related Maps**

**Staff Introduction**

Throenle indicated this section was updated based on comments from the Commissioners during the November 2020 meeting. Throenle changed a section title from *Primary Working Lands Agriculture / Forestry* to *Agriculture / Forestry* for ease of use in relation to the document and the zoning ordinance. He explained the purpose of section 7 to the new Commissioners.

**Commissioner Discussion**

Meister asked about agricultural uses. Throenle explained that those would be further defined in section four that will be presented at a future meeting.

Throenle stated he would like to have a discussion with the Commissioners at a later date regarding the size of agricultural parcels to determine if parcel sizes should be reduced. He stated the 2015 plan was designed to protect agriculture lands as much as possible, and he stated he would like a review to determine if that is still the intended direction for the Township.

Soucy requested adding a statement of intent, as the section goes beyond basic descriptions for the plan, especially in the use of recreation. Meister further clarified his ideas concerning the use of the agricultural properties. Rhein agreed with Meister's clarification.

Sloan asked what the differences were between the 2015 master plan and the current document. Throenle indicated that there were two changes: 1) the plan was changed from a landscape to a portrait (book format) presentation, and 2) language was reviewed with the intent to update it for 2021 consideration. Sloan asked if there was a way to see the differences between the two versions. Throenle stated that it would

be difficult to mark the changes as the format change, rearrangement of sections, and other changes are reflected in the new version; he did say he could put a cross-reference together if the Commissioners requested it. Throenle stated he would get paper maps out to Sloan and Lindsey for consideration. He also explained the purpose of the Mixed Use Overlay District, and emphasized the plan must be completed in 2021. Soucy requested a further clarification of the character maps in relation to the land use maps be added to the section.

**Commissioner Decision**

Commissioners chose to wait on staff updates prior to approving the section.

**B. Master Plan Review – Sections 1 through 3 and Related Appendices**

**Staff Introduction**

Throenle indicated this section was updated based on comments from the Commissioners during the November 2020 meeting. He indicated census data would be updated in the sections and the appendices if it became available during the draft writing of the plan.

**Commissioner Discussion**

Commissioners reviewed sections 1 through 3 and accepted them without changes.

**Commissioner Decision**

*Motion by Soucy and seconded by Rhein, to sections 1 through 3 and related appendices in the 2021 Township master plan be accepted as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**X. Public Comment**

Supervisor Bohjanen expressed his pleasure to Soucy for Soucy’s speedy recovery from a recent health issue.

Public comment closed at 7:11 PM.

**XI. Commissioner’s Comments**

Commissioner Mullen-Campbell

She welcomed Sloan and Lindsey to the Planning Commission, and thanked Lindsey for accepting the Vice Secretary position.

Commissioner Rhein

He welcomed Sloan and Linsey to the Planning Commission, and expressed that both would be valuable assets to the Commission.

Commission Lindsey

Expressed her pleasure on being on the Planning Commission.

Commissioner Meister

He welcomed Sloan and Linsey to the Planning Commission, and stated he hoped 2021 would be a better year than 2020 so that more could be accomplished.

Rhein interjected to inform Meister he had been selected as Vice Chair.

Commissioner Sloan

Expressed her thanks for being part of the process and the discussion, and she was looking forward to working with the rest of the Commissioners.

Chair Soucy

Thanked Sloan and Lindsey for being part of the team.

**XII. Director's Report**

Planning / Zoning Administrator Throenle

He thanked Lindsey and Sloan for joining the team.

He reminded the Commissioners that the next meeting would be the joint meeting with the Board on February 8 at 5:30 PM. He also informed the Commissioners that a rezoning application would be presented at the 7:00 PM meeting. He stated that the format of the meeting (in-house or online or hybrid) would be decided soon and Commissioners would get a meeting notice telling them of the format.

He also stated that printed materials could be delivered, if necessary, to the Commissioners.

**XIII. Informational Items and Correspondence**

- A. Minutes – Township Board, 12.14.20 draft
- B. Minutes – City of Marquette Planning Commission, 11.10.20
- C. Minutes – City of Marquette Planning Commission, 11.17.20
- D. Minutes – City of Marquette Planning Commission, 12.01.20
- E. Minutes – City of Marquette Planning Commission, 10.06.20
- F. Minutes – Marquette County Planning Commission, 11.04.20
- G. Minutes – Marquette County Planning Commission draft, 12.02.20

**XIV. Adjournment**

*Motion by Sloan and seconded by Lindsey to adjourn the meeting.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

Soucy adjourned the meeting at 7:17 PM

Submitted by:

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Planning Commission Secretary

Donna Mullen-Campbell

February 15, 2021

A Joint meeting of the Chocolay Township Board and Chocolay Planning Commission was held on Monday, February 15, 2021 via Zoom. Supervisor Bohjanen called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE.

TOWNSHIP BOARD.

PRESENT: Richard Bohjanen, Max Engle, Ben Zyburt, David Lynch, Judy White, Don Rhein, Kendra Symbal

ABSENT: None

A Joint meeting of the Chocolay Planning Commission was held on Monday, February 15, 2021 via Zoom. Planning Commission Chair Soucy called the meeting to order at 5:35 p.m.

PLANNING COMMISSION.

PRESENT: Ryan Soucy, George Meister, Donna Mullen-Campbell, Kendall Milton, Eve Lindsey, Rebecca Sloan

ABSENT: None

STAFF PRESENT: William De Groot, Dale Throenle, Lee Gould, Suzanne Sundell

APPROVAL OF AGENDA.

White moved, Rhein supported that the agenda be approved as modified (**Addition of Discussion of Police Department hire – between Item XII.E and XII.F**)

ROLL CALL VOTE

AYES: Symbal, Rhein, White, Lynch, Zyburt, Engle, Bohjanen

NAYS: None

MOTION CARRIED

PUBLIC COMMENT – None.

CONSENT AGENDA

- A. Approve Minutes of Previous Meeting – Regular Meeting of January 11, 2021.
- B. Approve Bills Payable, Check Register Reports – January 6, 2021 (2020 Exp) (Check #'s 24453 - 24464, in the amount of \$13,809.78), January 6, 2021 (2021 Exp) (Check #'s 24465 – 24476, in the amount of \$46,185.67), January 13, 2021 (2020 Exp) (Check #'s 24477 – 24482, in the amount of \$5,214.34), January 13, 2021 (2021 Exp) (Check #'s 24483 – 24491, in the amount of \$1,243.27), January 21, 2021 (2020 Exp) (Check #'s 24492 – 24499, in the amount of \$6,621.36), January 21, 2021 (2021 Exp) (Check #'s 24500 – 24507, in the amount of \$4,806.88), January 28, 2021 (2021 Exp) (Check #'s 24508 – 24514, in the amount of \$16,287.33), and January 28, 2021 (2020 Exp) (Check #'s 24515 - 24520, in the amount of \$6,394.61).



- C. Approve Bills Payable – Regular Payroll (Check #'s DD1268 – DD1300 and Check #'s 11026 – 11029, Federal State, and MERS in the amount of \$53,748.73), Special Payroll, January 10, 2020 (Check #'s DD1301 – DD1314 and Check # 11030, Federal, State, and MERS for a total of \$9,350.28), and January 21, 2021 (Check #'s DD1315 – DD1339 and Check #'s 11031 - 11034, Federal, State, and MERS for a total of \$36,081.34).

Lynch moved, Zyburt supported to approve the consent agenda as presented.

ROLL CALL VOTE

AYES: Symbal, Rhein, White, Lynch, Zyburt, Engle, Bohjanen

NAYS: None

MOTION CARRIED

SUPERVISOR'S REPORT

Supervisor Bohjanen indicated that the Governor has extended restriction on meetings until March 29, 2021, so for the March meeting we will need to do a Zoom meeting or a hybrid meeting.

Approximately one-quarter of the people in Marquette County have had the first shot of the COVID-19 vaccination, and one-third of the people who have had their first shot, have had their second shot. Progress is being made, and the numbers in the County have been going down.

CLERK'S REPORT

Clerk Engle spoke about the Risk Limited Audit for the election. It was determined that this was not a valid sample, as not everyone pulled their ballots and gave their tally to BOE.

Reminder on the subscription that we have with Michigan Township Association. These are available to members of MTA (includes staff, Boards and Commissions, etc.). The subscription is available until mid-July 2021. There are many on-line modules to choose from.

TREASURER

PUBLIC HEARING – NONE

PRESENTATIONS – NONE

CONSIDER THE AMERICAN TOWER RENTAL AGREEMENT.

Manager De Groot was contacted by MD7 in an effort to reduce our monthly cell tower rate from American Tower from \$1,375/month to \$958/month and extend the life of the contract or to do a one-time buyout. The money we receive from the lease agreement is primarily used for improvements at the Silver Creek Rec area. De Groot was also contacted by another company, Landmark Dividend.

Trustee Symbal feels this is a waste of time and the Board should disregard. Symbal also indicated that the equipment is aging out, and it is not in our best interest to reduce the cell tower rate at this time. She feels we are somewhat protected by having the lease in place.

Clerk Engle was an employee of AT&T for 32 years and a Local Union President for 25 years. The way that AT&T runs their system is to purchase stocks in controlling amounts and then turn around and charge themselves higher fees to allow them to make more money. AT&T owns their own companies. The AT&T towers are not regulated. Engle thinks the Landmark Dividend option should be explored.

Trustee White is not willing to go forward with any of the options.

Supervisor Bohjanen also indicated that there is also the possibility of taking cash right now and use it in perpetuity for the Rec Area.

Lynch agreed with all comments made and would not adjust the rate per month.

White moved, Rhein supported to postpone this discussion until further information is available.

ROLL CALL VOTE

AYES: Symbal, White, Rhein, Lynch, Zybert, Engle, Bohjanen

NAYS: None

MOTION CARRIED

CONSIDER THE PURCHASE OF A REPLACEMENT PUMPER FIRE TRUCK.

Supervisor Bohjanen indicated that by having cash on hand, we will be able to save money by paying upfront. Trustee Rhein asked about any other quotes – Supervisor Bohjanen indicated that there were three proposals that went out, but two of them did not make an offer because of distance for servicing.

Engle moved, Zybert supported that the Chocolay Township Board award the request for quote and the purchase of a replacement Fire Engine to Pomasl Fire Equipment in the amount not to exceed a final total of \$650,000.00. By awarding the contract to Pomasl Fire Equipment, the Township will be receiving a Pierce Manufactured Fire Engine to replace Engine #2142.

ROLL CALL VOTE

AYES: Symbal, Lynch, Zybert, Engle, Bohjanen

NAYS: White, Rhein

MOTION CARRIED

CONSIDER THE PURCHASE OF A PUBLIC WORKS TRUCK

Supervisor Bohjanen explained that this is part of the ongoing purchase plan and will also provide a third truck which will enable all DPW to have their own truck, which will help with the social distancing required by COVID-19.

White is concerned about the cost of insurance, repairs, maintenance, etc. De Groot indicated that the insurance would go up minimally, and since it is new, the cost of repairs and maintenance would be covered under warranty. There would also be added productivity, with better utilization of DPW's time. De Groot also stated that staff is working on an Asset Management Plan for all vehicles in the Township.

Engle moved, Lynch supported that the Chocolay Township Board authorizes the purchase of a new Public Works Truck, from Fox Marquette Chevrolet, with a not to exceed total cost of \$42,000.00.

ROLL CALL VOTE

AYES: Symbal, White, Rhein, Lynch, Zyburt, Engle, Bohjanen

NAYS: None

MOTION CARRIED

DISCUSSION ABOUT LINE 5 IMPACTS – UPDATE.

Supervisor Bohjanen indicated that since the last meeting, EGLE has authorized the building of the tunnel. There is also legal action being taken to stop the closure of Line 5. The Board felt that there was no need to go any further with this. Supervisor Bohjanen will continue to monitor and keep the Board informed.

DISCUSSION PRIORITIES WITH THE TOWNSHIP PLANNING COMMISSION.

The consensus of the Board:

1. Completion of a Master Plan – there needs to be significant progress made, and this should be an item on Planning Commission agenda until it is complete.
2. Zoning Ordinances – Sewer Ordinance, Marijuana Ordinance, Nuisance Ordinance, Sign Ordinance, Fence Ordinance. These are all in a stage of having been discussed between Supervisor Bohjanen, Manager De Groot, and PD / ZA Dale Throenle, and are ready for Planning Commission input, and then back to the Board for approval.
3. Budgeting of things from the Recreation Plan. Need to look at what really needs to be done. There needs to be decent playground equipment.

Planning Commission Chair Soucy indicated that there are grants available for septic and clean water – approximately \$290 million available. Supervisor Bohjanen was unsure of who would request those funds. Manager De Groot indicated the existing water study is out of date, so we would not be able to apply for grants. We would need to re-evaluate the studies. At this point we would be seeking the initial administrative studies, and the draw down studies that would go into that. One of the things that could be a Planning Commission discussion later would be an ordinance discussion on abandonment of septic fields, and the dollar amount that our residents may be able to qualify for. This may be an additional addendum to sewer ordinance in the future.

PC Chair Soucy stated that the Planning Commission has touched on some of the other ordinances mentioned – marijuana, fences, sign, and they are prepared to look at those. Education may be in order for the Planning Commission for things like the sewer and nuisances.

Supervisor Bohjanen asked about creating a schedule for looking at the different priorities mentioned to produce a timeline. Along with the Board priorities, there are also the PC priorities of site plan reviews and activity like that.

Commissioner Lindsey indicated that she is very new to the Planning Commission, and there is an overwhelming amount of material to look at. She is in favor of training.

Manager De Groot indicated that he does have the background in Planning with 25 years of experience in this field in Michigan. He also pointed out that Chair Soucy is certified with AICP (American Institute of Certified Planners). Either would be a good resource if there are any questions.

Commissioner Meister feels that a lot can be accomplished this year by the Planning Commission. A schedule would help focus on what needs to be done.

Commissioner Sloan wondered about much time these things take up on the agenda, what the work behind the scenes would entail, and who would be responsible for this. Supervisor Bohjanen indicated that the person responsible for this is Dale Throenle. Throenle indicated the timeline would be dependent on what other types of issues come before the Planning Commission during the summer. Manager De Groot stated that all the priorities that have been talked about have an element of public involvement per State law, which would have to be anticipated. Commissioner Sloan asked about the order. Supervisor Bohjanen felt that the ordinances could also be done simultaneously. Chair Soucy liked the idea of taking on the different areas simultaneously.

Questions were asked about a shared or google drive. Manager De Groot indicated the Planning Commission is covered under the Open Meetings Act, which does not allow for these types of discussions. Trustee Symbal asked about using something like Trello. Manager De Groot indicated that the public needs an equal right to be able to speak.

Chair Soucy shared a screen shot of Trello for the Board. This screen shot will be added as part of the minutes.

Supervisor Bohjanen thanked the Planning Commission for joining the Board for this meeting.

The regular Planning Commission meeting is scheduled for Tuesday, March 2, 2021.

Rhein moved, Milton supported to adjourn the Planning Commission at 6:45 p.m.

MOTION CARRIED

#### CONSIDER THE HIRING OF AN ADDITIONAL POLICE OFFICER

Supervisor Bohjanen indicated that our part-time officer has been selected into the DNR Conservation Program. Manager De Groot indicated that in this year's budget we had budgeted for an additional part time officer. Since 2010, we have hired and trained 23 officers. At this time, we are looking to fill one full-time position. There has been a change in county structure, and the tribal police are no longer deputized. This will not result in a change in the budget.

Zyburt moved, Lynch supported to authorize the start of the hiring process.

ROLL CALL

AYES: White, Rhein, Lynch, Symbal, Zyburt, Engle, Bohjanen

MOTION CARRIED

MANAGER'S UPDATE ON THE SEWER LIFT STATION PROJECT.

1. Sewer Project – the project is moving forward with the SCADA portion, which is the electronic communication system. We are on target to begin the project in early spring as soon as the weight restrictions are lifted.

BOARD MEMBER COMMENTS

Don Rhein – None.

Ben Zyburt – None.

Judy White – None.

Dave Lynch – None.

Kendra Symbol – None.

Max Engle – None.

Richard Bohjanen – None.

PUBLIC COMMENT – None.

Lynch moved, Zyburt supported that the meeting be adjourned.

MOTION CARRIED

The meeting was adjourned at 6:50 pm.

INFORMATIONAL REPORTS AND COMMUNICATIONS.

- A. Minutes – Chocolay Township Planning Commission; Meeting of January 18, 2021, Draft.
- B. Minutes – Marquette Area Wastewater Treatment Facility Advisory Board; Regular Meeting of December 17, 2020, Draft.
- C. Minutes – Marquette County Solid Waste Management Authority; Regular Meeting of December 16, 2020; Draft.
- D. Minutes – Marquette County Solid Waste Management Authority; Regular Meeting of January 20, 2021, Draft.

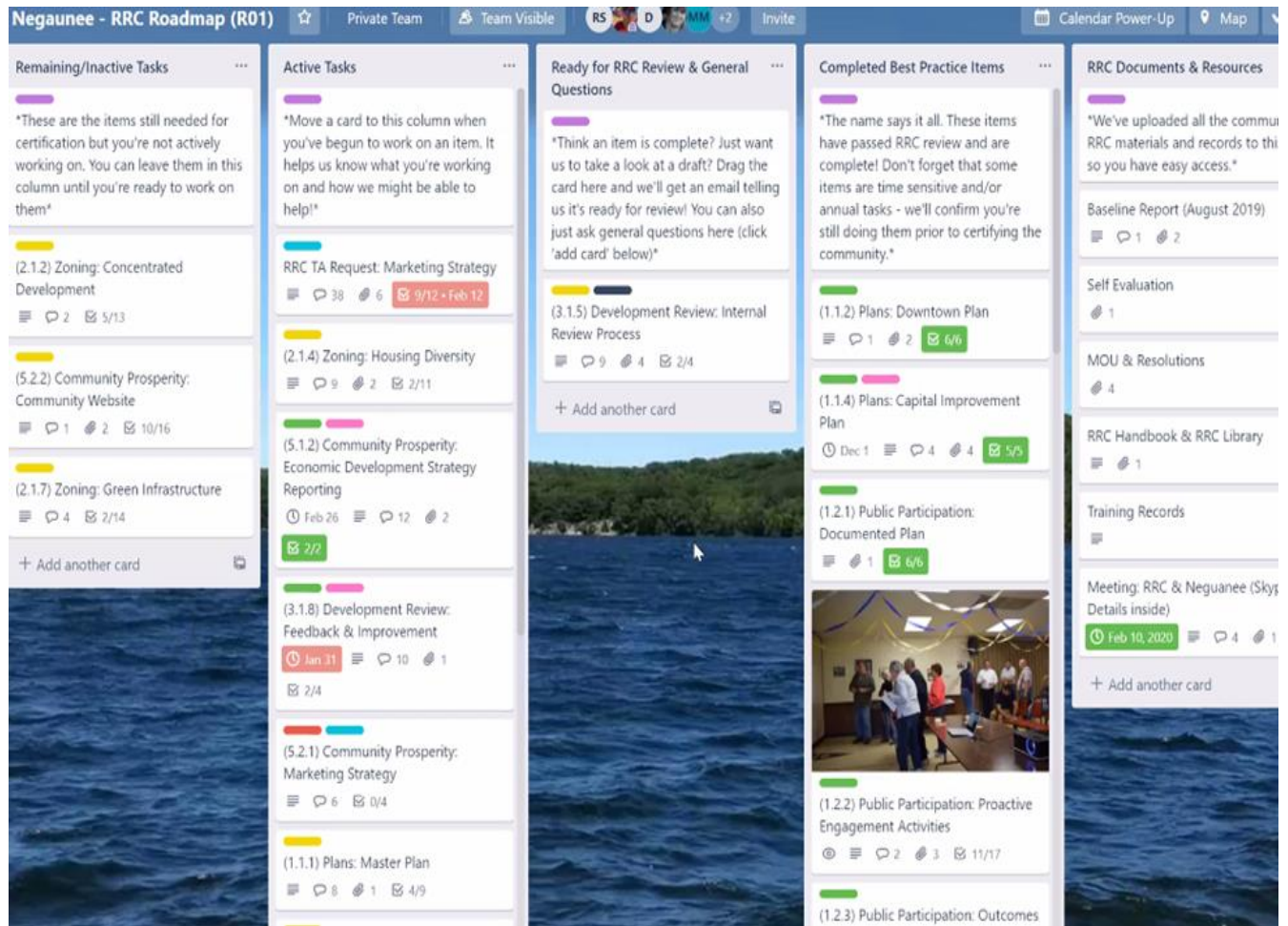
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Max Engle, Clerk

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Richard Bohjanen, Supervisor

Screen shot of Trello:



**CHOCOLAY TOWNSHIP  
PLANNING COMMISSION  
Tuesday, March 2, 2021 Minutes  
Meeting held via teleconference**

**I. Meeting Called to Order by:**

Chairperson Ryan Soucy called the meeting to order at 7:00 PM.

**Roll Call**

Members present at roll call:

Ryan Soucy (Chair)  
Donna Mullen-Campbell (Secretary)  
Don Rhein (Board)  
Eve Lindsey  
George Meister  
Rebecca Sloan

Members absent at roll call:

Kendall Milton

Staff present:

Dale Throenle (Planning Director / Zoning Administrator)

**II. Additional Agenda Items / Approval of Agenda**

Soucy requested to add an agenda item before the public hearings to disclose his potential conflict of interest with the rezoning and mixed use items on the agenda.

*Rhein moved, Meister seconded, to approve the agenda as revised.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**III. Minutes**

*Rhein moved, Lindsey seconded, to approve the January 18, 2021 minutes as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

*Lindsey moved, Rhein seconded, to approve the February 15, 2021 joint meeting minutes as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**IV. Public Comment**

None – no public was present

**V. Public Hearings**

Soucy let the members know that he had a potential conflict of interest with the rezoning application and the mixed use discussion as the applicant in the process was his father.

He asked the Commissioners for their opinion as to whether he should be recused from the discussions and the vote.

Rhein felt that there was no conflict, and that Soucy could make a decision without conflict.

*Rhein moved, Linsey seconded, to allow Soucy to participate in the rezoning and mixed use portions of the meeting.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

#### **Public Hearing for Rezoning Application 34 21-01**

*Rhein moved, Sloan seconded, to open the public hearing for the rezoning application.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

No public comment – no public present.

*Members voted to close the public hearing for the rezoning application.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

#### **Public Hearing for Mixed Use Overlay District for Parcel Addition**

*Rhein moved, Sloan seconded, to open the public hearing for the mixed use overlay district addition.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

No public comment – no public present.

*Meister moved, Rhein seconded, to close the public hearing for the mixed use overlay district addition.*

### **VI. Presentations**

None

### **VII. Unfinished Business**

None

### **VIII. New Business**

#### **A. Rezoning Application**

##### **Staff Introduction**

Throenle explained that the parcel owned by Richard Peura (52-02-107-002-00) for rezoning consideration was located north of the Moyle Center. He summarized the information provided in the packet to the Commissioners, indicating the parcel rezoning was consistent with the Township *Master Plan* as the *Master Plan* indicated the parcel should be rezoned to commercial, and that the applicant, Tim Soucy, was the applicant for the rezoning. No public comment was submitted in relation to the rezoning. Throenle stated staff could not find a reason to deny the rezoning request.



### **Commission Discussion**

Soucy opened the discussion indicating the parcel rezoning was consistent with the *Master Plan* and would fit within the surrounding commercial district.

Rhein stated he felt the rezoning did not cause any issues. He did ask the applicant about access to the property. Applicant Soucy replied he was working with MDOT to gain access to the parcel via the property to the east that was also owned by Peura.

Meister agreed that the rezoning made sense. Sloan asked what the applicant's plans were for the parcel. Throenle interjected that the applicant would bring the preliminary plans to the Planning Commission prior to building on the parcel. Chair Soucy indicated the plans would also be reviewed by the Corridor Access committee.

### **Commission Decision**

*Meister moved, Rhein seconded, that parcel 52-02-107-002-00 be changed from residential to commercial and sent to the Township Board for consideration.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

## **B. Mixed Use Consideration**

### **Staff Introduction**

Throenle suggested that since the Commissioners approved the rezoning, they should consider adding the parcel to the mixed use overlay district. He explained this would give the applicant options on the parcel related to both residential and commercial uses. He pointed out that the mixed use designation coincided with the district as it was described in the *Master Plan*.

### **Commission Discussion**

Soucy indicated the decision for mixed use complied with the *Master Plan* and gave the applicant options for the district.

### **Commission Decision**

*Rhein moved, Lindsey seconded, to change parcel 52-02-107-002-00 to be added to the mixed use district.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

Milton joined the meeting at 7:19 PM.

Throenle indicated to the applicants that the next steps would be to take the rezoning and mixed use to the Marquette County Planning Commission and the Corridor Committee for consideration prior to the next Board meeting for Board approval.

The applicants were asked for comments. Peura indicated that the property was used as an air strip in the past. He is pleased that applicant Soucy is taking on the project, and Peura was looking forward to the development of the property.

## **C. 2021 Planning Commission Priorities and Schedule**

### **Staff Introduction**

Throenle explained that the Board made recommendations for the Planning Commission for items to be accomplished in 2021. He indicated staff developed a schedule for Commissioner review, and after review, the schedule would be presented to the Board for their consideration. Throenle presented an online tracking software package that would be used for the duration of the projects on the schedule.

### **Commission Discussion**

Soucy asked how the schedule would work with potential applications from the public. Linsey asked if subcommittees would be formed to address some of the work as there appeared to be quite a lot of work on the schedule. Throenle explained that staff put together the documents that would be reviewed; he indicated that the Commissioners did have the option to form committees if they felt that the work was not being completed as quickly as it should. He indicated the Commissioners could change schedule dates as they saw fit in order to complete the schedule on time. He also explained that the items on the schedule gave flexibility to add additional items to the future agendas as necessary.

### **Commission Decision**

*Motion by Milton, seconded by Rhein, to forward the priorities to the Board for consideration.*

*Vote: Ayes: 7 Nays: 0 Motion carried*

## **D. Zoning Ordinance – Section 18 Signs**

### **Staff Introduction**

Throenle reviewed the process of developing the proposed sign ordinance language. He stated staff reviewed the existing language, then decided to restructure the section from scratch; the purpose of starting from the beginning was to simplify the language, thus making it easier to read and to enforce. Throenle said the proposed language reduces the current ordinance language from twenty-two pages to approximately fourteen. He also stated the proposed definitions would be put into section two of the *Zoning Ordinance* so that all definitions in the *Zoning Ordinance* will be in the same place.

### **Commission Discussion**

Soucy asked Throenle how many sign ordinances he had reviewed while doing the proposed language. Throenle replied he had looked at quite a few and adopted a format from a small township for the layout of the proposed language.

Lindsey stated she looked at the original ordinance language and found it to all be written with no descriptions. She liked the proposed language with the pictures, as it enhances the language and makes it clearer. Throenle pointed out that during his research, he found that many Townships also handed out a separate document that gave the applicant examples with pictures on how to apply for a sign permit, and these

documents provided the base for developing the proposed language. He pointed out that the proposed language, not including the definitions, went down to about seven pages.

Throenle asked the Commissioners to look at the language to determine if it made sense for the Township for both the present and future signage questions. He also asked them to review the language to determine if there items that should be added or deleted from the language.

Rhein commented he had read the language several different times and stated he could not find issues with the language.

Lindsey commented on an MDOT sign that was advertising the closed Quiznos business. Throenle pointed out that the sign was from the *Pure Michigan* campaign; he stated he had been in contact with MDOT regarding the sign, and that their process was to review each sign in the spring of the year to determine if the signage was still valid according to MDOT and *Pure Michigan* records.

Throenle pointed out that the ordinance language would be directed to enforcing only signs that are under Township control; MDOT and the Road Commission would be responsible for taking care of signs in their respective right-of-way.

Sloan asked if the proposed language addressed the concerns that were expressed by a citizen at a previous meeting during public comment. Throenle responded that the language was written to address the ambiguity and conflict in the current ordinance. He stated the citizen's concerns were a very small portion of the project, as the intent was to review and revise the current twenty two pages of language.

Sloan asked about review of the language, as she understood that the review period was through the next meeting with discussion. She asked what the next step would be. Soucy responded that the Board held the final approval of the language. Throenle stepped through the process with the Commissioners as to how the language would get to the Board, emphasizing that the public hearing would be at a future Planning Commission meeting. He also said the language would go to for a legal review prior to the ordinance going to the Board.

Soucy asked the Commissioners if there were other questions. Meister questioned the difference between the language in section 18.8.c versus section 18.8.E in the proposed language regarding wall signs. Throenle replied that each building would be permitted to have its own sign. He stated that multi-use buildings, such as the Moyle Center, would be permitted to have signage for each business within that building, as is being done today.

Throenle asked the Commissioners to review the highlighted numbers for sign sizes in the document to determine if the numbers should remain as they are or should be changed. He also stated that a section was included to add home occupation signage on their properties, based on the number of home businesses that were established throughout 2020. Soucy stated it was important to look at the home business aspect as part of the changes that happened during the last year.

Meister pointed out that the wall sign language was not in the right area, as it was under ground signs and freestanding signs. Throenle stated he would bring back language for the next meeting to address the conflict.

**IX. Public Comment**

None – no public was present

**X. Commissioner's Comments**

No comments were received from the Commissioners.

**XI. Director's Report**

Planning / Zoning Administrator Throenle

He thanked the Commissioners for reviewing the schedule and the other materials.

He reminded the Commissioners that the next meeting would be on Monday March 15 at 6 PM.

**XII. Informational Items and Correspondence**

- A. Minutes – Township Board, 01.11.21
- B. Minutes – Township Board 02.08.21
- C. Minutes – City of Marquette Planning Commission, 12.15.20
- D. Minutes – City of Marquette Planning Commission, 01.19.21
- E. Minutes – Marquette County Planning Commission, 01.13.20 draft

**XIII. Adjournment**

*Rhein motioned, Lindsey seconded, to adjourn the meeting.*

*Vote: Ayes: 7 Nays: 0 Motion carried*

Soucy adjourned the meeting at 7:58 PM

Submitted by:

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Planning Commission Secretary

Donna Mullen-Campbell

**CHOCOLAY TOWNSHIP  
PLANNING COMMISSION**

**Monday, March 15, 2021 Minutes**

**Meeting held in person and via teleconference**

**I. Meeting Called to Order by:**

Chairperson Ryan Soucy called the meeting to order at 6:05 PM.

**Roll Call**

Members present at roll call:

Ryan Soucy (Chair)  
Donna Mullen-Campbell (Secretary)  
Eve Lindsey  
George Meister  
Kendall Milton  
Rebecca Sloan

Members absent at roll call:

Don Rhein (Board)

Staff present:

Richard Bohjanen (Township Supervisor), Dale Throenle (Planning Director / Zoning Administrator),

**II. Additional Agenda Items / Approval of Agenda**

*Milton moved, Meister seconded, to approve the agenda as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**III. Minutes**

*Lindsey moved, Milton seconded, to approve the March 2, 2021 minutes as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**IV. Public Comment**

Stephanie Isip, 50 Ridge Road, Marquette Michigan

She spoke on the advantages of tiny homes and asked the Commissioners to consider language in the master plan to permit tiny homes in the Township.

Don Rhein joined the meeting via teleconference.

**V. Public Hearings**

None

**VI. Presentations**

None

**VII. Unfinished Business**

**A. Zoning Ordinance – Section 18 Signs**

## **Staff Introduction**

Throenle pointed out that he had modified section 18.8 to incorporate the requested changes from the March 2 meeting. Throenle requested the Commissioners review the language again and look at the numbers for sign sizes to see if the sizes met the Commissioner's desired sizes.

## **Commission Discussion**

Soucy asked Meister if the changes in Section 18.8 were acceptable. Meister stated they were.

Soucy asked about off-site signs. He pointed out that there was a definition for them, but no reference in the language. Commissioners discussed the location, type, and who was responsible for enforcing those signs. After considerable discussion about the signs and the time frame that should be allowed for those signs, the Commissioners recommended to add language in the prohibited signs section for those areas that were covered under Chocolay Township zoning jurisdiction with a requirement that temporary signs would be allowed for on-site construction, landscaping, home improvement or temporary sales (such as a yard sale).

Commissioners discussed the reason for the section on non-conforming signs. Throenle explained there are five billboards that are considered non-conforming in the Township, but they would have to be removed if substantially damaged. No changes were made to the language regarding non-conforming signs.

Commissioners discussed property address signs. There was much discussion on the size of the signs, the number of signs on the end of a private driveway, and if the artwork around the address would be considered part of the sign. Language was left as written.

Commissioners discussed real estate signs. Commissioners decided that a time frame of two years would be a maximum time frame for the display of real estate signs, with an additional clause that would allow the signs to be up longer after discussion with the Zoning Administrator. Commissioners also decided to add language that the signs must be maintained in good condition, especially if the signs were up beyond two years. This language was added to section 18.2 and updated in sections 18.7 and 18.8.

Meister recommended changing the seasonal and community sign maximum to 16 square feet; commissioners concurred with the change. Commissioners agreed that the event language was fine as written.

Soucy suggested adding language for "visible from the road" to 18.2.G; Commissioners agreed with that change.

Much discussion occurred regarding political signs. Sloan recommended changing the time frame to 45 days to accommodate local elections. Commissioners agreed to keep the political sign sizes and changed the placement time from 30 days to 45 days.

Commissioners discussed home occupation signs. Meister suggested the sign should be changed to six square feet; Sloan concurred. Soucy pointed out that the sign would also help from an economic development standpoint as local residents are choosing to work and run businesses from home. Commissioners agreed that the sign size should be changed to six square feet. Soucy recommended that a maximum height be established; Commissioners decided that a maximum of six feet in height should be the limit. Commissioners agreed that one sign per property would be sufficient with no

regulations as to where the sign can be on the property.

Meister asked what a festoon sign was. Throenle explained that it was a sign that had a “festive” or “glitz” feel to it.

Meister asked why the freestanding sign language regarding subdivisions and other developments was only in the agricultural district. Throenle explained that it was there because if the language were included in the General Exceptions section, it would cover all zoning districts, including commercial and industrial. He pointed out the language was also under section 18.7.

Meister also suggested adding the word “where” In 18.5.C to further clarify the language.

Commissioners agreed that sizes were good for the agricultural district.

Much discussion occurred regarding the length of time signs could be kept in place for new developments. Commissioners decided that two years was a good time frame, but additional provisions should be added that gives the Zoning Administrator the authority to require any sign remaining after the two years must be kept in good repair.

Commissioners discussed ground signs and kept the language as written.

Commissioners moved on to business centers. There was extensive discussion on this section, with Commissioners deciding to change the language to allow a maximum of 20 square feet per business unit up to a sign maximum of 100 square feet on the freestanding sign.

The commissioners also decided that if a second freestanding sign was available for properties that had over 300 feet that the combination of both of the freestanding signs cannot exceed the maximum area of 20 square feet per business unit.

Wall signs were discussed. Meister was concerned that 50 percent of the wall space was too much; he suggested the size should be 20 percent. Milton asked if the letters were spread out, would that be considered a separate sign. Throenle responded that that would be considered as one size and would be considered that way for measurement purposes. Commissioners discussed the size and changed the size to 25 percent of the wall space.

Sandwich and portable signs were discussed with no recommended changes.

Commissioners moved on to 18.10.C, where extensive discussion occurred regarding the language. After discussion, Commissioners recommended removing “unsafe” and “insecure” from the language.

Commissioners discussed item 18.10.D; no changes were recommended.

Soucy ended the discussion on the sign language with a recommendation to bring the language back for review at the next meeting. Throenle suggested that the Commissioners consider doing the public hearing at the next meeting, as they had already thoroughly reviewed the language. Rhein agreed with the recommendation.

#### **Commission Decision**

*Meister moved, Sloan seconded, that the proposed language for Section 18 Signs in the Township Zoning Ordinance be presented for public hearing as changed at the April 2021 Planning Commission meeting.*

## Language Changes in the Document

### 18.2 General Exceptions

- D) On-site real estate signs advertising or direction to a non-commercial property for sale, rent, or lease.
  - a. The sign shall not exceed 32 square feet in area or ten feet in height.
  - b. Such signs shall be allowed on a temporary basis for a period not to exceed two years. However, the Zoning Administrator shall have the authority to grant authorizations to continue such a sign for a reasonable period beyond the two years, providing that a number of lots, buildings, or units remain vacant.
  - c. The Zoning Administrator shall have the authority to require a sign be kept in good repair for any sign that exceeds the two year period.
- E) On-site real estate signs in commercial and industrial areas
  - a. The sign shall not exceed 32 square feet in area or ten feet in height.
  - b. Such signs shall be allowed on a temporary basis for a period not to exceed two years. However, the Zoning Administrator shall have the authority to grant authorizations to continue such a sign for a reasonable period beyond the two years, providing that a number of lots, buildings, or units remain vacant.
  - c. The Zoning Administrator shall have the authority to require a sign be kept in good repair for any sign that exceeds the two year period.
- F) Seasonal decorations and community event signs which advertise public entertainment or events of public interest that occur either in the Township or in surrounding communities.
  - a. These signs cannot exceed 16 square feet in area.
- G) On-site directional signs visible from the road that do not exceed two square feet each.
- I) Political signs:
  - b. These signs cannot be placed more than 45 days before an election and must be removed within ten days of the election for which they were placed.
- K) Home occupation sign:
  - b. The sign shall not exceed six square feet in area or exceed six feet in height.  
(will require a revision of Section 6.9 of the Township Zoning Ordinance)

### 18.4 Prohibited Signs

- M) Off-site signs within the zoning jurisdiction of Chocolay Township that do not advertise on-site construction, on-site home improvement, on-site landscaping, or temporary on-site events (such as a yard sale).

### 18.5 General Provisions

- C) Where conditional uses are permitted any number of freestanding or wall signs not to exceed a total combined area of sixty square feet, and not to exceed a height of 12 feet.
- D) Temporary signs are allowed in any district with approval from the Zoning Administrator.



## **18.6 Agriculture / Forestry (AF) District**

- B) One temporary sign for a new residential development, advertising the sale or lease of lots, buildings, or units within the development.
  - b. Such signs shall be allowed on a temporary basis for a period not to exceed two years. However, the Zoning Administrator shall have authority to grant authorizations to continue such a sign for a reasonable period beyond the two years, providing that a substantial number of lots, buildings, or units remain vacant.
  - c. The Zoning Administrator shall have the authority to require a sign to be kept in good repair for any sign that exceeds the two year period.

## **18.7 Residential (R-1), High-Density Residential (R-2), Multi-Family Residential (MFR), Planned Unit Development (PUD), and Waterfront Residential (WFR) Districts**

- B) One temporary sign for a new residential development, advertising the sale or lease of lots, buildings, or units within the development.
  - b. Such signs shall be allowed on a temporary basis for a period not to exceed two years. However, the Zoning Administrator shall have authority to grant authorizations to continue such a sign for a reasonable period beyond the two years, providing that a substantial number of lots, buildings, or units remain vacant.
  - c. The Zoning Administrator shall have the authority to require a sign to be kept in good repair for any sign that exceeds the two year period.

## **18.8 Commercial (C), Industrial (I), and Mixed Use Overlay Districts**

- A) Ground signs:
  - a. Ground signs shall not be more than eight feet in height. Such signs may be multifaced but shall not exceed 60 square feet in surface display area per face.
- B) Freestanding signs:
  - a. A business center shall be permitted one on-premises freestanding sign, which may be directly or indirectly illuminated. Such sign shall not exceed 30 feet in height. A maximum of 20 square feet per business unit in the center is permitted up to a sign maximum of 100 square feet.
  - b. One on-premises freestanding sign, directly or indirectly illuminated, shall be permitted for each zoning lot, and the sign shall have a maximum area of 20 square feet and a maximum height of 30 feet.
  - c. The aggregate size of both signs cannot exceed the maximum area of 20 square feet per business unit.
- D) For each lot having a frontage of 300 feet or more, one additional free-standing sign shall be permitted provided that such signs are at least 200 feet apart.
- E) Wall signs:
  - b. The sign shall be limited to an area equal to not more than 25 percent of the area of the wall of the establishment upon which the sign is placed.

## 18.10 Administration and Enforcement

- C) Should any sign be found improperly constructed, or not in accordance with the requirements of this ordinance, the owner shall be required to make the sign safe, secure, and otherwise in compliance with the requirements of this ordinance within 30 calendar days of notice from the Township.

Commissioners recessed for five minutes.

## VIII. New Business

### A. Master Plan – Section 7 Land Use Plan

#### Staff Introduction

Throenle explained that he reviewed section 7 section from the last meeting and looked at the character area descriptions in *Appendix L* of the *Master Plan, 2015 Edition*. He said that after reading through those character area descriptions, he reformatted section 7 to incorporate the character area language into the future land use language. He stated he also added a section related to broadband to each future land use, as there were areas within the Township that did not have sufficient broadband coverage. Throenle stated he added additional language related to tiny homes and garcabins. He emphasized that section 7 was the driver for the new master plan.

#### Commission Discussion

Sloan asked if section 7 related to the future land use maps from *Appendix T* and *Appendix U* from the *Master Plan, 2015 Edition*. Throenle replied it did and walked through the maps with the Commissioners.

Soucy asked about the zoning plan, as he did not see the plan in section 7. Throenle responded that section 8 would be discussed at a future meeting that will cover the zoning plan in detail.

Soucy reported on his meeting with Lake Superior Community Partnership in regard to vacant business properties in the Township. He said that properties such as the Varvil Center were expected to turn over rather quickly. Throenle added that Lake State Industries was closing the Marquette location at the end of the month.

Soucy stated that discussion on section 7 will pick up at the next meeting. He also gave an overview on the properties and potential development for the former Quizno site and the red house on the corner of Corning and US 41 South.

Sloan asked if there were tracked changes on section 7. Throenle stated the entire section was reformatted, so providing a cross-reference to the former document would have been difficult. Sloan asked if the future land use maps were part of the concentrated effort; Throenle replied that they do, but not to look at the maps as zoning maps.

## IX. Public Comment

None – no public was present

## X. Commissioner's Comments

Milton – no comment

Mullen-Campbell

Asked if the Commission was going to discuss the marijuana ordinance in the future.

Rhein responded that the Board may be looking at it over the next couple of meetings.

Meister – no comment

Sloan – no comment

Lindsey – no comment

Stated the meeting was a real work session, and she appreciated being a part of it.

Soucy – no comment

Rhein – no comment

Stated he appreciated the effort in getting through the sign ordinance.

#### **XI. Director's Report**

Planning / Zoning Administrator Throenle

Stated that a project schedule would be part of the packet each month so that Commissioners and the Board could keep up with the Planning Commission's progress. He thanked the Commissioners for their efforts in regard to the sign ordinance language.

#### **XII. Informational Items and Correspondence**

- A. Planning Commission priorities – March 15, 2021
- B. Minutes – Township Board 02.15.21 joint meeting
- C. Township Newsletter – February & March 2021
- D. Correspondence – Isip #1
- E. Correspondence – Isip #2

#### **XIII. Adjournment**

*Rhein motioned, Mullen-Campbell seconded, to adjourn the meeting.*

*Vote: Ayes: 7 Nays: 0 Motion carried*

Soucy adjourned the meeting at 9:58 PM

Submitted by:

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Planning Commission Secretary

Donna Mullen-Campbell

**CHOCOLAY TOWNSHIP  
PLANNING COMMISSION  
Monday, April 19, 2021 Minutes  
Meeting held via teleconference**

**I. Meeting Called to Order by:**

Secretary Donna Mullen-Campbell called the meeting to order at 6:06 PM.

**Roll Call**

Members present at roll call:

Donna Mullen-Campbell (Secretary)  
Don Rhein (Board)  
Eve Lindsey  
Kendall Milton  
Rebecca Sloan

Members absent at roll call:

Ryan Soucy (Chair)  
George Meister (Vice Chair)

Staff present:

Richard Bohjanen (Township Supervisor), Dale Throenle (Planning Director / Zoning Administrator),

**II. Additional Agenda Items / Approval of Agenda**

*Rhein moved, Sloan seconded, to approve the agenda as written.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

**III. Minutes**

*Rhein moved, Lindsey seconded, to approve the March 15, 2021 minutes as written.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

**IV. Public Comment**

Stephanie Isip, 1921 Meidhunt, Marquette Michigan

She spoke on the advantages of tiny homes and asked the Commissioners to consider language in the master plan to permit tiny homes in the Township.

**V. Public Hearings**

**A. Zoning Ordinance – Section 18 Signs**

Mullen-Campbell opened the hearing for public comment.

No public comment was received.

Mullen-Campbell closed the public hearing.

**VI. Presentations**

None

**VII. Unfinished Business**

**A. Zoning Ordinance – Section 18 Signs**

**Commission Discussion**

Mullen-Campbell requested comments from the Commissioners regarding the language for signs. No comments were presented.

Mullen- Campbell requested a motion from the Commissioners.

**Commission Decision**

*Rhein moved, Milton seconded, that the proposed language for Section 18 Signs in the Township Zoning Ordinance be sent to the Board for approval.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

**B. Master Plan Review – Section 7 Land Use Plan**

**Staff Introduction**

Throenle asked Commissioners to approve the section as a draft, with the understanding that anything highlighted in the document would be updated as soon as the census and other related data was available. Throenle indicated the Commissioners would get another review opportunity when the entire plan is presented later in the year.

**Commission Discussion**

Mullen-Campbell indicated that she read through the section twice and was satisfied with the language. Sloan indicated no issues. Lindsey indicated the section was good as presented. Rhein did not find anything major that was missing from the language; his only concern was size of the housing.

Milton asked a question about Table 11 regarding the Conservation Recreation Area item. Throenle explained that the Conservation Recreation Area designation was for areas that would not be built as these are considered unbuildable areas that could be used for conservation and recreation.

**Commission Decision**

*Lindsey moved, Mullen-Campbell seconded, that the language proposed for section 7 of the 2021 master plan be accepted as written.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

**VIII. New Business**

**A. Preliminary Site Plan Review – Contractor Business**

**Staff Introduction**

Throenle introduced Tim Soucy as the applicant that wishes to develop the parcel that is located north of the Moyle Center. Throenle indicated that Soucy has submitted a preliminary plan and is looking for review from the Commissioners prior to submitting a

formal plan. Throenle reminded the Commissioners that this was the time for Commissioners to present questions regarding the plan.

### **Commission Discussion**

Soucy indicated the location for his driveway would be as far east as possible after conversation with MDOT. He indicated that road would be an easement across the neighboring property. He is looking at developing the property into six one-acre lots, with a road down the middle of the lots (three lots to the north, three to the south). One of the lots would be for his electrical business.

Rhein asked which lot Soucy was going to use for his business. Soucy indicated the lot would be the farthest one east on the north side of the proposed road (lot 3). Milton asked if there was going to be a large amount of fill required for the project. Soucy indicated there will be a logger coming in to clear the lot but did not expect to need much fill to complete the project.

Rhein asked where the drainage would be, as he did not want to see the houses on M-28 being affected. Soucy stated he would have his engineers look into it. Sloan pointed out that the submitted plans showed drainage staying within the project and draining to the northwest toward lot 1.

Sloan asked if there would be State involvement for drainage and stormwater runoff. Throenle responded that both the Township and Michigan EGLE (Environment, Great Lakes & Energy) would be involved in the process. He also stated Marquette County would be involved with the proposed road.

Sloan asked about a catchment basin. Soucy stated he would refer that to his engineers to answer as to where the location would be. Sloan also asked about runoff requirements. Throenle stated the Township does not have requirements regarding runoff, but that County officials would be involved in the decision process.

Sloan asked about the road connecting to M-28 and the proximity to the house at the east edge of the project. Soucy stated the road was at least 300 feet from that property's driveway.

Soucy also indicated that MDOT was concerned with the turning lane. Throenle pointed out that MDOT provided information that was included in the Commissioner packet.

Rhein told Soucy that he thought the plan was a good start. Rhein said he was looking forward to seeing the project go forward. Mullen-Campbell and Milton concurred with Rhein's comments.

## **B. 2021 Master Plan – Section 4 Community Systems**

### **Staff Introduction**

Throenle stated that he would do the introduction for sections 4, 5 and 6 together so that each section would not have to be done individually. He stated each section was extracted from the master plan and was redesigned and rewritten for the new master plan. He pointed out that there were three subsections under each heading: 1) Profile, which defined the Township as it is today, 2) Risk, which are existing or potential risks

related to the section, and 3) Opportunities, which are possible projects or other items that would reduce the risks and provide for enhancements. He also stated that this was first presentation for each of the sections and that they were in draft form. He indicated the green highlighted sections were for Commissioner review, and the yellow highlights were for additional staff research.

### **Commission Discussion**

Mullen-Campbell asked for Commissioner discussion. Rhein suggested a page by page discussion, with the intent to cover the items in green. Throenle did a screen share to provide an electronic copy for Commissioner review.

Commissioners decided to keep the language related to an annual asset management plan in the *Transportation* section as a way to provide checks and balances between the Planning Commission and the Board.

Commissioners reviewed the language related to road millages in the *Transportation* section and decided to keep the language. Rhein gave an overview of what roads were being addressed as a part of the milage process. Sloan wanted clarification that the millage was for everyone in the Township. Bohjanen gave additional information as to how roads were chosen for priority for repairs and replacement.

Commissioners discussed fire numbers and decided to keep the language. Mullen-Campbell pointed out that not only are the numbers good for fire protection, they are also good for package deliveries and other access to the address. Milton expressed that not having fire numbers in the Township gave the census workers a difficult time in the Township when attempting to find addresses.

Commissioners discussed the benefits of a water system for the Township described in the *Water System* section. Bohjanen provided an overview of the history related to water in the Township. Commissioners were satisfied with the language in the document.

Throenle pointed out that there are items in the *Waste Management* section being addressed with the current sewer system upgrades.

Commissioners decided to keep the language related to energy systems in the *Public Energy* section. They decided to keep the language related to solar arrays, solar access ordinances, and incentives for property owners to implement renewable energy measures in the same section. Rhein indicated that the direction should be for solar, and that wind power is a noise issue. Lindsey concurred with Rhein's comments.

Lindsey excused herself from the meeting at this point.

Commissioners did not provide changes to the *Food Systems* and *Public Safety and Emergency* sections. Throenle pointed out the fire number language was added to the section.

Commissioners recommended keeping the language for a livability committee in the *Public Health* section.

Extensive discussion took place regarding recycling and waste management in the *Recycling and Solid Waste Management* section. Commissioners changed the language:

“The Township should pursue options ~~a requirement~~ for Township residents and businesses to contract with their choice of waste management and recycling firms for waste and recycling pick up.”

Commissioners extensively discussed the 20-acre minimum for agriculture forestry lands in the *Managed Development and Growth* section. Rhein suggested the minimum should be 10 acres, but he preferred looking at a site plan to determine what is best by individual parcels. Throenle reviewed the history of the non-conforming lot sizes in the AF zoning district and how those non-conformances happened. He stated the intent of the 2008 zoning ordinance and the 2015 master plan was to preserve the agriculture / forestry land. After much discussion, Commissioners requested a rewording of the section for review at another meeting.

Commissioners decided to keep language related to PUD development in the AF districts and to keep the language related to resisting development of vacant land if there were existing development areas available.

Throenle pointed out that there was language in the *Managed Economy* section related to restarting the Chocolay Area Business Association (CABA). He talked about language related to a geocaching project, which the Commissioners decided to keep. Commissioners also kept the language regarding community gathering spaces and the four season community center.

Mullen-Campbell suggested tabling the decision on this section until the next meeting so that questions regarding the waste management option and the AF acreage issue could be resolved. Commissioners agreed.

## **C. 2021 Master Plan – Section 5 Private Systems**

### **Staff Introduction**

Throenle indicated this section is related to both private and business systems. He stated the statistics would be updated as soon as the 2020 census data was available.

### **Commission Discussion**

Commissioners removed the following language in the *Private Transportation* section:

“It is important to revise the zoning ordinance to accommodate mixed-use options such as apartments above commercial or accessory dwelling units.”

Throenle told Commissioners this language was already in the Township *Zoning Ordinance*.

Commissioners removed the following language in the *Private Transportation* section:

“To facilitate car-sharing opportunities, the Township can permit designated car-share vehicle parking stalls throughout the Township at multiple locations on public or private property. The Township could also work with the City of Marquette to ensure that car-share or bike rental options are available to facilitate



travel to diverse and multiple destinations. The Township can provide examples of car-share agreements to help residents organize their own initiative.”

The Commissioners replaced the language with

“The Township should assist in providing locations for vehicle recharging stations in the Township.”

Commissioners changed the following language in the *Private Transportation* section:

“Arranging flexible work options can help reduce transportation costs, such as telecommuting and four-day work weeks. These options should be explored as alternatives for both Township employees ~~and private citizens.~~”

Commissioners discussed tiny homes in the *Housing Resilience* section. Rhein suggested that the tiny homes should be limited in where they are located, such as a mobile home park. Mullen-Campbell disagreed with Rhein’s comments, as she believed that tiny homes would be acceptable in other districts. Throenle suggested leaving the language in the document, as both of their comments could be addressed as part of the zoning ordinance discussion. The Commissioners decided to keep the language.

#### **Commission Decision**

*Rhein moved, Mullen-Campbell seconded, that the language proposed for Section 5 Private Systems be accepted as changed.*

*Vote: Ayes: 4 Nays: 0 Motion carried*

### **D. 2021 Master Plan – Section 6 Natural Systems**

#### **Staff Introduction**

Throenle indicated this section is related to any system that occurs naturally, such as the forest lands and waters throughout the Township.

#### **Commission Discussion**

Commissioners decided to keep the language related to larger minimum parcel size, conversion of productive farmlands, residential development sizes, PDR ordinances, conservation easements, and alternative uses for agriculture properties in the *Farmlands, Forests, and other Productive Lands* section.

Throenle stated the Chocoday River watershed extended across multiple jurisdictions, and that language in the plan was extracted from the 1999 watershed plan. He pointed out a need to get the plan rewritten, as well as adding a document covering the Sand River watershed.

The Commissioners decided to change the Township wetlands language in the *Wetlands, Dunes, and other Areas of Particular Concern* section to:

~~“The Township should encourage the establishment of buffer zones. Zoning standards could extend wetland protection to small depressional wetlands under 5 acres and encourage the establishment of buffer zones~~ or the preservation of native vegetation or mature trees around existing jurisdictional wetlands.”

Throenle indicated the need for the natural features overlay district is related to the erosion occurring along Lake Superior; the Commissioners decided to keep the language regarding the natural features overlay district. The Commissioners also kept the requirement for Township fire numbers found in the same section.

**Commission Decision**

*Rhein moved, Sloan seconded, that the language proposed for Section 6 Natural Systems be accepted as changed.*

*Vote: Ayes: 4 Nays: 0 Motion carried*

**E. Ordinance 69 Nuisance**

**Staff Introduction**

Throenle stated the purpose of *Ordinance 69* was to combine and simplify language from Township ordinances 37A (*Regulation of Nuisance*), 55 (*Vehicle and Trailer Parking and Storage*), and 66 (*Noise*) into one ordinance.

**Commission Discussion**

Mullen-Campbell suggested Commissioners review the language with the intent of presenting the language for a public hearing at the May meeting. Sloan, Rhein, and Milton had no problems with the language as written and requested moving the ordinance on to a public hearing.

**Commission Decision**

*Sloan moved, Rhein seconded, that the proposed language for Ordinance 69 Nuisance be presented for public hearing as presented at the May 2021 Planning Commission meeting.*

*Vote: Ayes: 4 Nays: 0 Motion carried*

**IX. Public Comment**

None – no public was present

**X. Commissioner's Comments**

Rhein

Asked Throenle about the development that was going on near the NMU golf course. Throenle responded that a project was being designed but a formal plan had not been submitted to the Township for the project. He indicated that the two homes being built are being built independent of the proposed project.

Milton

no comment

Sloan

Stated it was a good night and was satisfied with the process.

Mullen-Campbell

no comment

**XI. Director's Report**

Planning / Zoning Administrator Throenle

Throenle requested feedback from the Commissioners related to the efficient use of the Commissioner's tablets. He suggested an alternative to return to paper packets. Commissioners preferred to keep the tablets for meeting use with the intent of seeing the documents and easily moving through the documents. Commissioners preferred a bigger tablet, with the delivery of printed large maps and site plans. Bohjanen stated it was good to have the document shared as it was during the meeting, as it made it easier to follow through the materials.

Throenle reminded the Commissioners that the May meeting would be a public hearing for the nuisance ordinance. He also thanked the Commissioners for taking the time to review the documents as they did during the meeting.

**XII. Informational Items and Correspondence**

- A. Planning Commission priorities – 04.19.21
- B. Minutes – Township Board 03.08.21
- C. Township Newsletter –March 2021
- D. Marquette County Planning Commission minutes 03.09.21 draft
- E. Correspondence – Isip #2

**XIII. Adjournment**

*Rhein motioned, Milton seconded, to adjourn the meeting.*

*Vote: Ayes: 4 Nays: 0 Motion carried*

Mullen-Campbell adjourned the meeting at 8:48 PM

Submitted by:

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Planning Commission Secretary

Donna Mullen-Campbell

**CHOCOLAY TOWNSHIP  
PLANNING COMMISSION**

**Monday, May 17, 2021 Minutes**

**Meeting held at the Township Hall and via teleconference**

**I. Meeting Called to Order by:**

Vice Chair George Meister called the meeting to order at 6:00 PM.

**Roll Call**

Members present at roll call:

George Meister (Vice Chair)  
Donna Mullen-Campbell (Secretary)  
Don Rhein (Board)  
Eve Lindsey  
Kendall Milton

Members absent at roll call:

Ryan Soucy (Chair)  
Rebecca Sloan

Staff present:

Richard Bohjanen (Township Supervisor)  
Dale Throenle (Planning Director / Zoning Administrator)

**II. Additional Agenda Items / Approval of Agenda**

*Rhein moved, Milton seconded, to approve the agenda as written.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

**III. Minutes**

*Rhein moved, Lindsey seconded, to approve the April 19, 2021 minutes as written.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

**IV. Public Comment**

Deborah Mulcahey, 633 Lakewood Lane, Marquette Michigan  
She spoke on concerns about light as a nuisance and junk cars.

**V. Public Hearings**

None

**VI. Presentations**

None

**VII. Unfinished Business**

**A. Master Plan Review – Section 4 Community Systems**

**Staff Introduction**

Throenle stated the section was reviewed at the previous meeting and was tabled with the intent to discuss the items at this meeting. Throenle pointed out that the Commissioners accepted the language in the section except for those items highlighted in the section for Commissioner review. He reminded Commissioners that some highlighted items were indicated that way for staff review.

**Commission Discussion**

Meister indicated that the assessment studies for water systems statement should be retained; Commissioners concurred.

Throenle pointed out the change in the language found in the Recycling and Waste Management section regarding options for citizens regarding waste management and recycling was based on changes the Commissioners requested in the April meeting. Commissioners agreed to keep the changed language.

Sloan joined the meeting at 6:10 PM.

Extensive discussion took place regarding the minimum lot size in the Agriculture Forestry (AF) Zoning district. Commissioners decided the lot size in AF should remain at 20 acres; however, they decided that there should be a consideration for zoning districts to accommodate those AF lots that were under the 20-acre minimum. Commissioners changed the language to:

“The Township should review the non-conforming lot size and zoning situation in the Agriculture Forestry district (AF). The Township ~~should consider revising the minimum lot size in this district and~~ should consider adding additional zoning districts to accommodate the smaller lots. During the review, the Township should establish the type of uses permitted in the newly-established districts as compared to those in the existing AF district. Smaller lot sizes should be encouraged to allow for the establishment of hobby or small family farms.”

**Commission Decision**

*Sloan moved, Rhein seconded, that the language proposed for section 4 of the 2021 master plan be accepted as changed.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**VIII. New Business**

**A. 2021 Master Plan – Section 8 Zoning Plan**

**Staff Introduction**

Throenle stated this section is intended to address items found in the Township *Zoning Ordinance* that conflict with the master plan. Throenle pointed out that there were items highlighted in the *Zoning Plan* section for Commissioner review.

**Commission Discussion**

Commissioners covered the section page by page. Throenle pointed out that the item highlighted for notifications to property owners was currently done via the newspaper and letters sent to property owners within 500 feet of the property owner that was scheduled for the hearing. He stated that staff was looking a digital notification system as part of the Township website update. Commissioners accepted the language as written.

Commissioners decided to keep the language regarding minimum lot sizes.

Commissioners talked about the size of lots to accommodate tiny homes and where the tiny homes could be located. Throenle pointed out that the zoning ordinance would determine the districts where tiny homes could be located, and that discussion would occur when the zoning ordinance was revised. Commissioners decided to keep the language as written.

Commissioners decided to keep the language related to simplified site plan review.

**Commission Decision**

*Sloan moved, Rhein seconded, that the language proposed for section 8 Zoning Plan be accepted as presented.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**IX. Public Comment**

None

**X. Commissioner’s Comments**

Milton

No comment

Rhein

No comment

Lindsey

Good discussion tonight.

Mullen-Campbell

No comment

Sloan

No comment

**XI. Director’s Report**

Planning / Zoning Administrator Throenle

Throenle pointed out that an informational document came in prior to the meeting that announced the Marquette County master plan was available for public review. He stated the review timeframe was 63 days.

Throenle apologized to the Commissioners for not having the public hearing for the nuisance ordinance on the agenda. He stated he missed the deadline for publishing the hearing the Mining Journal. Throenle told the Commissioners that the June meeting would be a public hearing for the nuisance ordinance.

He told the Commissioners that the master plan review was on schedule. He thanked the Commissioners for the work they had completed, and stated that the next meeting would start the discussion related to the master plan strategies.

**XII. Informational Items and Correspondence**

- A. Planning Commission priorities – 04.19.21
- B. Minutes – Township Board 03.08.21
- C. Township Newsletter –March 2021
- D. Marquette County Planning Commission minutes 03.09.21 draft
- E. Correspondence – Isip #2

**XIII. Adjournment**

*Rhein motioned, Sloan seconded, to adjourn the meeting.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

Meister adjourned the meeting at 7:12 PM

Submitted by:

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Planning Commission Secretary

Donna Mullen-Campbell

**CHOCOLAY TOWNSHIP  
PLANNING COMMISSION**

**Monday, June 21, 2021 Minutes**

**Meeting held at the Township Hall and via teleconference**

**I. Meeting Called to Order by:**

Vice Chair George Meister called the meeting to order at 6:00 PM.

**Roll Call**

Members present at roll call:

George Meister (Vice Chair)  
Donna Mullen-Campbell (Secretary)  
Don Rhein (Board)  
Eve Lindsey  
Kendall Milton  
Rebecca Sloan

Members absent at roll call:

Ryan Soucy (Chair)

Staff present:

Richard Bohjanen (Township Supervisor)  
Dale Throenle (Planning Director / Zoning Administrator)

**II. Additional Agenda Items / Approval of Agenda**

*Rhein moved, Milton seconded, to approve the agenda as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**III. Minutes**

*Rhein moved, Lindsey seconded, to approve the May 17, 2021 minutes as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**IV. Public Comment**

Scott Emerson, 119 Lakewood Lane, Marquette Michigan

He spoke about the master plan strategies and enforcement emphasis for zoning changes because of the strategies.

**V. Public Hearings**

**A. Ordinance 69 Nuisance**

Throenle introduced the ordinance as a combination of existing ordinance 37A (Regulation of Nuisance), ordinance 55 (Vehicle and Trailer Parking and Storage) and ordinance 66 (Noise). He stated the intent was to consolidate the language from the three



ordinances into one ordinance for consistency.

He stated two public comments were included in the packet.

Meister opened the public hearing for comment at 7:04 PM.

Scott Emerson, 119 Lakewood Lane, Marquette Michigan

He spoke about section 4.E of the proposed ordinance regarding exhaust noise and measurement of noise levels.

Stephanie Gencheff, 597 Lakewood Lane, Marquette Michigan

She spoke regarding the suggested time for construction. She would like to see the time frame changed as 10 PM seemed too late.

Meister closed the public hearing at 7:12 PM.

## **VI. Presentations**

None

## **VII. Unfinished Business**

### **A. Ordinance 69 Nuisance**

#### **Staff Introduction**

Throenle stated that the issue sent in regarding light as part of the ordinance did not pertain to the proposed ordinance as light is covered under the Zoning Ordinance. He said that staff was not certified to measure light or sound.

#### **Commission Discussion**

Throenle requested the Commissioners address the number of inoperable vehicles in Section 5.O. Rhein suggested changing the number to two. Meister concurred with the change.

After Commissioner discussion, the Commissioners decided that the number should be set to two, and changed the section to read:

- (O) No more than two inoperable vehicles with or without all main component parts attached may be stored outside provided all other requirements of this section are met, and:
1. The vehicles are stored only within the side or rear yard of the property.
  2. No discernable leakage of fluids can be seen.

Meister pointed out that the motor vehicle portion of the ordinance is still an enforcement issue under the vehicle code, and it should go to the Board to direct the police department for enforcement.

After discussion, Commissioners modified section 4.E to read:

#### (E) Exhaust Noise

The discharge into the open air of the exhaust of any stationary or mobile internal combustion engine without a muffler or other device which will effectively prevent or reduce loud or explosive noises from the engine as defined in Michigan state law.

Meister brought up the time frame for the end of construction time. After considerable discussion, Commissioners modified sections 4.F, 4.G and 4.H to read:

(F) Landscaping with Motorized Equipment

Except in the event of an emergency, landscaping with motorized equipment of any property other than between the hours of 7 AM and 9 PM, where the activity results in the creation of unusually loud noise or noise which injures or endangers the health or safety of others.

(G) Construction or Repairing of Buildings

Except in the event of an emergency, the demolition, excavation, alteration, construction or repair of any building or structure other than between the hours of 7 AM and 9 PM, where such activity results in the creation of unusually loud noise or noise which injures or endangers the health or safety of others.

(H) Construction or Repairing of Roads

Except in the event of an emergency, construction or repairing of roads which has the following condition is prohibited:

In any zoning district, except in the event of an emergency, the demolition, excavation, alteration, construction or repair of any road other than between the hours of 7 AM and 9 PM, where such activity results in the creation of unusually loud noise or noise which injures or endangers the health or safety of others.

**Commission Decision**

*Mullen-Campbell moved, Rhein seconded, that after considering comment presented during a public hearing and Commissioner discussion, the proposed language for Ordinance 69 Nuisance be sent to the Township Board for consideration as changed.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**VIII. New Business**

**A. 2021 Master Plan – Section 9 Strategies**

**Staff Introduction**

Throenle said this section is intended to address items found in sections 1 through 8 in the proposed master plan. He stated the concept is to identify the idea with the tasks to develop the idea. He stated there are three categories – administrative, capital, and regulatory – within the strategies. He indicated there were five sections highlighted in green for Commissioner decision purposes.

**Commission Discussion**

Lindsey stated that the strategies should make it as easy as possible for new business to locate in the Township.

Commissioners covered the section page by page. Meister asked where the strategies would be tracked. Throenle stated the Board would review the strategies and determine the priorities each year for the Planning Commission to consider.

Under the Economic Development section Commissioners decided to remove the language regarding four-season resort found in strategy ED-3.

Under the Future Land Use and Development section Commissioners decided to remove strategy FL-4 regarding negotiating with the state for agriculture easements.

Under the Natural Systems section Commissioners decided to remove Superior Watershed Partnership and replace it with non-profit in both occurrences in strategy NS-1:

“Collaborate with **non-profit organizations**, County Planning, Great Lakes stakeholder groups, and other regional partners, or attend targeted training sessions, to stay informed of research and data that will help anticipate climate change impacts.”

“Collaborate with **non-profit organizations**, County Planning, Great Lakes stakeholder groups, and other regional partners to plan and identify mitigation and adaptation strategies for anticipated climate impacts.”

Under the Public Safety, Emergency, and Health Services section Commissioners decided to change the language regarding community watch in strategy PS-7 to

“**Consider** neighborhood watch groups to passively assist in public safety and enforcement tasks by notifying appropriate officials.”

Under the Transportation – Community section Commissioners decided to change the language regarding a four-season transit station in strategy TC-5 to

**“Work with ALTRAN and MarqTran to seek funding to construct a four-season transit station in the Township.**

**The project may involve a property purchase or easement.”**

Under the Transportation – Community section Commissioners decided to remove the language for passenger rail found in strategy TC-5.

**Commission Decision**

*Mullen-Campbell moved, Rhein seconded, that the language proposed for section 9 Strategies be accepted as changed.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**IX. Public Comment**

Stephanie Gencheff, 597 Lakewood Lane, Marquette Michigan

She spoke against a public water system. She also mentioned an online site as an alternative to the neighborhood watch. She emphasized she is not against do-it-yourself projects that are not commercial in nature.

**X. Commissioner’s Comments**

Rhein

No comment

Sloan

No comment

Milton

No comment

Mullen-Campbell

No comment

Lindsey

Asked about the status of the marijuana ordinance. Bohjanen commented that the ordinance, if passed by the Board, would permit two commercial establishments, three testing / extracting facilities, and two micro-businesses.

Meister

No comment

#### **XI. Director's Report**

Planning / Zoning Administrator Throenle

He told the Commissioners they are one month ahead on the task list for the master plan; he stated the Commissioners may see additional work on the July agenda.

He told the Commissioners that the sign ordinance language was being reviewed with the Township attorney and would be presented at a future Board meeting for consideration.

He announced that the July 19 meeting would be in-house only; no electronic participation would be set up for the meeting.

#### **XII. Informational Items and Correspondence**

A. Planning Commission priorities – 06.21.21

B. Minutes – Township Board 05.10.21

C. Township Newsletter – May 2021

D. Marquette County Planning Commission minutes 06.02.21 draft

E. City of Marquette Planning Commission minutes 05.04.21

#### **XIII. Adjournment**

*Rhein motioned, Sloan seconded, to adjourn the meeting.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

Meister adjourned the meeting at 8:45 PM

Submitted by:

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Planning Commission Secretary

Donna Mullen-Campbell

**CHOCOLAY TOWNSHIP  
PLANNING COMMISSION  
Monday, July 19, 2021 Minutes  
Meeting held at the Township Hall.**

**I. Meeting Call to Order**

Chair Ryan Soucy called the meeting to order at 6:00 PM.

**II. Roll Call**

Members present at roll call:

Ryan Soucy (Chair)  
George Meister (Vice Chair)  
Donna Mullen-Campbell (Secretary)  
Don Rhein (Board)  
Eve Lindsey  
Kendall Milton

Members absent at roll call:

Rebecca Sloan

Staff present:

Richard Bohjanen (Township Supervisor)  
Dale Throenle (Planning Director / Zoning Administrator)

**III. Additional Agenda Items / Approval of Agenda**

*Rhein moved, Meister seconded, to approve the agenda as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**IV. Minutes**

*Milton moved, Rhein seconded, to approve the June 21, 2021 minutes as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**V. Public Comment**

None

**VI. Public Hearings**

None

**VII. Presentations**

None

**VIII. Unfinished Business**

None

## **IX. New Business**

### **A. Preliminary Site Plan Review – Parker Heights**

Derek Parker, owner of the property, introduced himself and the project to the Commissioners.

#### **Staff Introduction**

Throenle pointed out to the Commissioners that the discussion would not require a decision on the part of the Commissioners. He told the Commissioners that the purpose was to discuss the project with the applicant and provide feedback on the project.

Throenle stated the applicant had two variations to the project as presented: the project would either be connected to the Township sewer system or have individual septic systems on each lot. The final decision would be based on a Township sewer system capacity study that was underway; determining connection to the sewer system for the project would depend on available capacity.

Throenle indicated there was site plan review checklist in the packet that checked against the plan that was submitted.

#### **Commission Discussion**

Soucy questioned the east portion of the property near the dog kennel. Savolainen, one of the project engineers, pointed out that the potential lots and the kennel were for future development. Parker indicated the portion of the property was sold to a private owner prior to developing the plans and was not part of the project.

Linsey asked about access to the kennel. Savolainen indicated the access was from US 41 South via a private road.

Soucy indicated it would be nice to have a non-motorized access to Ortman Road.

Meister said the development made sense, especially with where it was located; Rhein concurred, and said it was good especially with the sewer system located near the project.

Milton questioned the use of the kennel parcel. Parker indicated that he had not decided yet as to what to do with the kennel. He did state that if the project was approved, he probably would seek rezoning on the kennel portion to make it residential.

Linsey asked if the project was designed for condominiums or homes. Parker replied the project is designed for future homes.

Savolainen pointed out that the northwest portion of the property would be open space with an easement established for sewer access. He also indicated that MDOT would be contacted for permits for the project.

Milton asked about the difference between a site condominium plan and a proprietor's plat. Mileski, another project consultant, explained the differences to the Commissioners.

Rhein expressed his pleasure with the plan. Soucy pointed out the plan addresses the need for housing in the area.

Mullen-Campbell asked about site lighting. Savolainen asked the Commissioners for recommendations. Meister asked Throenle about ordinance specifications; Throenle responded that the basic requirement was downcast lighting, with the intent of providing lighting for safety. Throenle recommended consideration for entry / exit lighting to the project from US 41 South.

Meister requested aligning the entrance to the project with the private road across the highway. He asked about the road in the project; Savolainen responded the road will be built to Road Commission standards.

Soucy asked about signage at the entrance. Parker responded that it was still under discussion. Soucy asked Throenle if the sign should be included in the project; Throenle indicated that it should so that the Commissioners could see signage as part of the formal site plan review.

Parker stated that he would like to keep the two billboard signs that exist on the property. Throenle indicated they are allowed as long as no changes other than the messages were made. Throenle pointed out that the signs could not be moved or changed in dimensions; if they were, they would have to be removed.

Rhein asked about project deadlines. Parker indicated that he would like to begin selling lots before the end of the year.

Soucy asked about broadband access. Savolainen indicated that a decision was not made yet; however, it is a primary item for the development.

Discussion took place about deadlines for presenting the final plan to the Commissioners. Throenle indicated that there was a 21 day requirement for submitting the plan. The developers indicated they anticipated presenting the plan for the September meeting. Throenle pointed out that MDOT and County health department approvals would be required as well.

Commissioners concurred that the project was located in a good spot, and that it would be a good project for the Township.

## **B. 2021 Master Plan Review – Appendices Review**

### **Staff Introduction**

Throenle pointed out that the Commissioners were on track to get the plan out for September review.

He indicated the appendices were the final portion for Commissioner approval in the draft master plan. He provided a cross-reference to the main document for links to the appendices. He also stated that he would like to have an additional discussion on the agricultural forestry zoning district at the August meeting.

### **Commission Discussion**

Soucy asked how many pages were in the appendices. Throenle indicated the total is 73 pages without adding the final section of public comment.

Soucy requested that the summary page from the Marquette County master plan update be included in the Appendices. Throenle indicated the page could be added as

Appendix F.

Meister suggested that when the site plan is reviewed for the proposed M-28 project above the Moyle Center that the developer might want to consider the possibility of providing access above his project to incorporate the routes indicated on the proposed access change maps in Appendix E. Additional discussion involved the extension of the route to the north and to the south.

Mullen-Campbell indicated that page 46 of the appendices (Township Roads) had Riverdale Court instead of Riverdale Road.

Throenle pointed out that a new page with County road names was added as a cross-reference to Township roads. He stated many of the government entities use the County road name instead of the Township road name.

Throenle pointed out that the remainder of data in both the master plan and the appendices is waiting on the release of the 2020 census data.

**Commission Decision**

*Mullen-Campbell moved, Rhein seconded, that the master plan appendices be accepted as changed and be reviewed at the August meeting.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**X. Public Comment**

Stephanie Gencheff, 597 Lakewood Lane, Marquette Michigan

Asked how expensive a new survey would be to conduct for Township input. Her interests were related to population and job changes.

She clarified her statement that she was not against public water; she preferred her well water over public-provided water.

Soucy responded that statistics could be pulled regarding Gencheff's questions. Meister suggested a new online survey with the same questions to determine if there were changes since the last survey. Commissioners discussed the potential of doing a new survey. Bohjanen stated it would be a good thought for the future.

**XI. Commissioner's Comments**

Rhein

Good discussion during the meeting.

Milton

Echoed Rhein's comments.

Mullen-Campbell

Good work session.

Lindsey

Pointed out articles found in the newspaper regarding projects occurring in the area. She mentioned specifically the recycled glass found in the garden areas that the Girl



Scouts maintain in the Township. She also mentioned a town hall meeting with State representative Sarah Cambensy at the library on July 28.

Meister

Suggested that the Board set aside monies for grant matches so that applications could be considered for grant-funded projects.

Soucy

Concurred with Meister's suggestion.

## **XII. Director's Report**

Planning / Zoning Administrator Throenle

He asked the Commissioners to consider changing the August meeting from 6 PM to 7 PM. He stated the Board is scheduled to meet at 5 PM and changing the meeting to 7 PM would give Rhein the ability to attend. Commissioners agreed to change the meeting to 7 PM.

He indicated that there would be a site plan review at the August meeting.

He reported that Lindsey had dropped off information in the office. He indicated he was particularly interested in the Releaf program regarding trees along the corridor.

He also informed the Commissioners about upcoming Township technology and web site changes.

## **XIII. Informational Items and Correspondence**

- A. Planning Commission priorities – 07.19.21
- B. Minutes – Township Board 06.14.21
- C. Township Newsletter – June 2021
- D. Marquette County Planning Commission minutes 06.02.21
- E. City of Marquette Planning Commission minutes 06.01.21

## **XIV. Adjournment**

*Rhein motioned, Meister seconded, to adjourn the meeting.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

Soucy adjourned the meeting at 7:46 PM

Submitted by:

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Planning Commission Secretary

Donna Mullen-Campbell

**CHOCOLAY TOWNSHIP  
PLANNING COMMISSION**

**Monday, August 16, 2021 Minutes**

**I. Meeting Call to Order**

Chair Ryan Soucy called the meeting to order at 7:00 PM.

The time was changed to accommodate the Board meeting held earlier in the evening.

**II. Roll Call**

Members present at roll call:

Ryan Soucy (Chair)  
George Meister (Vice Chair)  
Donna Mullen-Campbell (Secretary)  
Don Rhein (Board)  
Eve Lindsey  
Rebecca Sloan

Members absent at roll call:

Kendall Milton

Staff present:

Dale Throenle (Planning Director / Zoning Administrator)

**III. Additional Agenda Items / Approval of Agenda**

Mullen-Campbell requested to do new business first to allow the site plan review to occur first. Soucy requested to add an item to discuss his potential conflict of interest with the site plan review.

Rhein stated Soucy should be allowed to participate in the site plan review discussion and decision as Rhein saw no reason for Soucy to be excluded; Sloan concurred.

*Rhein moved, Meister seconded, to approve the agenda as discussed.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**IV. Minutes**

*Rhein moved, Mullen-Campbell seconded, to approve the July 19, 2021 minutes as written.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**V. Public Comment**

Kendra Symbal, 100 Aspen Drive

She stated she believed Soucy should recuse himself from the discussion related to the site plan review because of a potential conflict of interest.

Commissioners briefly discussed Symbal's comments.

*Soucy moved, Meister seconded, to add an agenda item under New Business to discuss Soucy's potential conflict of interest.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**VI. Public Hearings**

None

**VII. Presentations**

None

**VIII. New Business**

**A. Soucy Conflict of Interest**

Soucy outlined his credentials and his relationship to Tim Soucy, the site plan applicant. He stated he was not receiving a financial consideration from the project. Commissioners discussed the issue; all had positive comments related to Soucy's lack of conflict.

*Rhein moved, Meister seconded, to allow Soucy to participate in the site plan review discussion.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**B. Site Plan Review – Soucy Electric**

**Staff Introduction**

Throenle introduced the project being proposed by Tim Soucy, the owner of Soucy Electric. Throenle pointed out the location of the project would be north of the Moyle Center on M-28 in the commercial district. He indicated the site would be a developed site with Soucy planning to locate his business on lot 3 of the project. He presented aerial pictures of the site to show the location.

Sloan asked for clarification as to where the wetlands are. Throenle indicated that the lot under consideration was not under wetland consideration. Throenle also explained the process that EGLE and the Township Zoning department follows when requested to review wetlands.

Throenle indicated there was site plan review checklist in the packet that checked against the plan that was submitted. He stated that outdoor storage was not on the submitted plans. He added that the topography map was added prior to the meeting as was distributed to the Commissioners for consideration. He added that snow removal was not shown on the plan.

**Commission Discussion**

Meister asked about the use of the building. Soucy stated he would have a bathroom, and would eventually add an office, but the primary use of the building was to be a warehouse.

Meister asked about the well location; Rhein followed with a question concerning the septic location.

Meister questioned the drainage from the property. Throenle showed on the map where

the water would flow toward the north toward Silver Creek and the adjoining wetlands. Meister suggested a conditional approval for the site plan with a well location and storm water flow and retention.

Sloan asked about site lighting. Soucy stated he would be installing a minimum set of lights on the building for site security.

Chair Soucy asked that a snow removal location be added to the site plan.

#### **Commission Decision**

*Meister moved, Sloan seconded, that the site plan for Soucy Electric be approved with the following conditions:*

*The well location be shown on the site plan, that storm water retention and flow for location for lot 3 be added, and the snow storage be added, with staff approval when conditions are met.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

### **A. 2021 Master Plan – Agriculture / Forestry (AF) Zoning District Considerations**

#### **Staff Introduction**

Throenle gave Commissioners a background on how parcels in the Agriculture / Forestry (AF) district became non-conforming. He also presented a section of the 2005 master plan that presented a provision for divisions of AF acreage. He added this should have been addressed in the 2008 ordinance but was not.

He stated the proposed change would only apply to parcels larger than 10 acres, allowing those owners to split off five acre parcels for up to four five acre parcels for those that had 40 acres.

He also added that language should be added to the master plan draft to support wildlife corridors and recreation in the AF district.

#### **Commission Discussion**

Considerable discussion took place regarding the AF acreage split provisions. Most of the discussion was centered on the intended perception of what the AF district represented.

Meister stated that the split provision should not be included, as the intent for the AF district was to keep open space and the perceived rural character that went with that; Sloan concurred. Rhein felt that there was not really an issue in doing the splits according to the table.

Commissioners suggested that another survey be completed prior to the start of the zoning ordinance to determine what the public decision should be on these parcels. Commissioners also wanted to see the zoning maps that existed prior to the 2008 ordinance to determine what parcels were involved and the impact that would have on the zoning ordinance and the AF district.

After much discussion, the Commissioners drafted the following language changes to the *Agriculture and Forestry (AF)* subsection in the *Land Use Descriptions* section.

Under *Intent*:

“The intent of this land use category is to preserve tracts of lands for forestry or agriculture activity, **to promote open space for wildlife corridors**, to increase food security, provide for wood products and fuel, protect wildlife habitat, reduce risk of wildfire, preserve rural character, and **to provide outdoor recreation opportunities.**”

Under *Future Land Uses and Development Patterns*:

“These areas include lands that should not be divided into smaller parcels because of river corridors, wetlands and the preservation of scenic rural character. However, lot division requirements for these parcels should be reduced to a minimum of ten acres, **with the potential of considering further minimum splits in the AF district in the Township Zoning Ordinance.**”

**Commission Decision**

*Sloan moved, Rhein seconded, that the language proposed for the Agriculture and Forestry (AF) portion in the Future Land Use Plan section of the proposed 2021 master plan be accepted as changed during the meeting.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

**IX. Unfinished Business**

**B. Master Plan – Appendices Review**

**Staff Introduction**

Throenle pointed out the changes in the appendices that were added from the last meeting’s discussion.

**Commission Discussion**

Soucy stated the changes looked good as presented.

**Commission Decision**

*Mullen-Campbell moved, Rhein seconded, that the language proposed for the master plan appendices be accepted as presented.*

**X. Public Comment**

Kendra Symbal, 100 Aspen Drive

Stated she appreciated the work the Planning Commission was doing, and the effort put into the work.

Stephanie Gencheff, 597 Lakewood Lane, Marquette Michigan

Stated she felt that five acres in the agriculture / forestry district was too small.

**XI. Commissioner's Comments**

Sloan

Felt a lot was accomplished.

Rhein

Great discussion during the meeting. He felt there was a good compromise on the AF district discussion.

No other Commissioner comments were received.

**XII. Director's Report**

Planning / Zoning Administrator Throenle

He updated the Commissioners on the schedule for the master plan. He requested four-season pictures to complete the master plan.

**XIII. Informational Items and Correspondence**

- A. Planning Commission priorities – 08.16.21
- B. Minutes – Township Board 07.12.21
- C. Township Newsletter – July 2021
- D. Marquette County Planning Commission minutes 07.06.21
- E. City of Marquette Planning Commission minutes 07.06.21

**XIV. Adjournment**

*Rhein motioned, Meister seconded, to adjourn the meeting.*

*Vote: Ayes: 6 Nays: 0 Motion carried*

Soucy adjourned the meeting at 9:45 PM

Submitted by:

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Planning Commission Secretary

Donna Mullen-Campbell

**CHOCOLAY TOWNSHIP  
PLANNING COMMISSION**

**Monday, September 20, 2021 Minutes**

**I. Meeting Call to Order**

Chair Ryan Soucy called the meeting to order at 6:00 PM.

The time was changed to accommodate the Board meeting held earlier in the evening.

**II. Roll Call**

Members present at roll call:

Ryan Soucy (Chair)  
Don Rhein (Board)  
Eve Lindsey  
Kendall Milton  
Rebecca Sloan

Members absent at roll call:

Donna Mullen-Campbell (Secretary)  
George Meister (Vice Chair)

Staff present:

Dale Throenle (Planning Director / Zoning Administrator), Dr. Richard Bohjanen,  
Township Supervisor

**III. Additional Agenda Items / Approval of Agenda**

*Rhein moved, Lindsey seconded, to approve the agenda as presented.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

**IV. Minutes**

*Rhein moved, Sloan seconded, to approve the August 16, 2021 minutes as written.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

**V. Public Comment**

Deborah Mulcahey, 633 Lakewood Lane

Spoke on conflict of interest, public input for the master plan, and meeting times.

Soucy responded to the comments with a suggestion of developing a code of conduct, with training provided through Michigan State Extension.

**VI. Public Hearings**

None

**VII. Presentations**

None

## **VIII. Unfinished Business**

None

## **IX. New Business**

### **A. Site Plan Review – Parker Estates**

#### **Staff Introduction**

Throenle introduced the formal site plan review for the project being proposed by Derek Parker, the owner of Parker Estates on US 41 South. He indicated the plan was presented previously as a preliminary site plan review, and he returned the discussion to the Commissioners for their conversation with the applicant.

#### **Commission Discussion**

Parker informed the Commissioners that he had drawn up a formal master deed for the project, that the MDOT permit was received, that adjustments were made to the internal road for the project, and connections to the Township sewer system were added to the plans as a result of the suggestions from the preliminary site plan review.

Savolainen, one of the project engineers, indicated the sewer connection was changed on the new plans to avoid the wetland at the northeast corner of the property. He stated EGLE (Michigan Department of Environment, Great Lakes & Energy) was reviewing the drawings for approval. He also addressed the MDOT (Michigan Department of Transportation) approval for the entrance to the project. He indicated that each property owner would be requested to install a six-foot dusk-to-dawn light at the end of the property driveway for safety purposes along the proposed road, and that a request would be submitted to Marquette Board of Light and Power to install a light at the entrance from US 41 South.

Soucy asked about the development possibilities for the wetland area. Savolainen responded that the area would be established as a common area for the development and would serve as part of the path for the sanitary sewer system.

Sloan asked if all the property run off would go into the wetland area. Savolainen responded that it would not; he said much of the water would run into a storm water retention basin with an overflow into the wetland if necessary.

Sloan asked about a sidewalk along the highway. Throenle pointed out that the corridor in that area does not have either a sidewalk or bicycle lane.

Throenle told the Commissioners that Township staff had completed a sewer study for the Township. He stated that based on the study, the project was eligible for connection to the system.

Sloan asked about the quality of the water. Parker indicated that the water quality was good, as he was using the same aquifer for the kennel located near the project.

Soucy introduced comments that were received prior to the meeting regarding the sanitary sewer system. Savolainen responded that the system was designed to run along the right-of-way on US 41 South. Manhole access for cleaning the system would be accessible to vehicles and personnel for cleaning and maintenance purposes. He



indicated that nothing can or will be built above the sanitary system.

Soucy asked what conditions the retention basin was designed for. Savolainen responded that it is designed to accommodate a 100-year occurrence of rain.

Milton asked if the sewer flow was gravity from the project to the lift station. Savolainen responded that was the proposed design due to contours on the project.

Sloan asked if there was a maintenance plan as part of the development. Savolainen responded that the master deed covered the maintenance for the common areas.

Savolainen indicated that the septic portion of the plan (sheet C-6) was an optional plan that would have been used if the Township did not approve connection to the sewer system.

Soucy read a question requesting how water and sewer would be provided to the two eastern lots. Savolainen responded that those lots were outside of the proposed project, but they could be added to the sewer system if necessary.

Milton asked about the kennel near the project. Throenle indicated the parcel was carved out in the past as an Agriculture / Forestry (AF) parcel to accommodate the kennel. He stated that Parker would be required to request a rezoning on the parcel in the future if Parker wanted to develop the parcel for residential use.

#### **Commission Decision**

*After Commissioner review, Sloan moved, Rhein seconded, that Site Plan Review Application SR 21-64 be approved as presented.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

#### **B. 2021 Master Plan Review**

##### **Staff Introduction**

Throenle presented the final draft of the master plan to the Commissioners for language review. He stated his intent for this review was to address 39 highlighted sections in the document and have the Commissioners comment on those sections. He indicated that pictures would be added and formatting redone prior to the plan being sent to the Board. He also stated that the plan would be submitted for public review, and that Commissioners could provide comment during the 63-day public review if they chose. He indicated that the public review would include both the plan and the related appendices.

##### **Commission Discussion**

Throenle presented the items for review. He stated the change and asked Commissioner comment.

Throenle suggested that the language for the first paragraph in the *Wastewater Management Risk Assessment* section be removed and replaced with new text to reflect the development of the sewer system.

Text removed was:

“Five of the Township’s major pump stations have now been operating with the original components for 44 years. In addition to bringing their future reliability into question, this also means that the stations are operating on technology that is now generations old and far from energy efficient. Additionally, the piping is not of approved design to allow less than 50 lineal feet of isolation between the sewer line and residential wellheads, leading to complications in the well permitting process and limitations to well placement on the site. Approved forms of sewer pipe would allow a ten foot lineal isolation distance to the wellhead. The issue could also be addressed with a municipal water system.”

The replacement text was:

“All five of the Township’s pump stations have been updated or will be replaced in 2021, financed through a twenty year bond issued in 2020. Risk is low for failures at each of the new stations.”

Sloan asked questions regarding the millennial versus boomer statistics in regard to population. Throenle stated that he took all statistics regarding the population from the census data so as to not confuse the statistic sources.

Sloan asked what would need to happen to recruit a younger population to the area; Rhein responded that jobs would be the biggest factor to draw others to the area. Rhein also indicated that housing prices would determine who moves in and who stays in the area. He stated too that the Chocoy Area Business Association (CABA) is coming back online to assist in promoting economic development for the Township.

Sloan recommended an edit change for the text in the *Private Transportation Profile* section. The text stated “Most workers commute in the Township commute to their jobs.” Throenle changed the to “Most workers in the Township commute to their jobs.”

Throenle stated the percentage of 23.78% should be changed to 76.22% in the *Housing Resilience Profile* section as the number was taken from the wrong column in the supporting data.

#### **Commission Decision**

*Sloan moved, Lindsey seconded, that the language proposed for the 2021 Chocoy Township master plan and appendices be accepted as changed and forwarded to the Board for consideration for public review.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

#### **X. Public Comment**

None

#### **XI. Commissioner’s Comments**

Rhein

Appreciated the comments and discussion throughout the master plan process from the other Commissioners and staff and commended all for a great job.

Milton

Pointed out that he would pay attention to the amount of trash he was contributing to the landfill.

Sloan

Asked what should be done with written public comment. Soucy responded that she could address the comments if she chose.

Both Sloan and Rhein stated that the conflict of interest discussion did not affect the decision that was made in the Soucy decision. Bohjanen added that a financial conflict must be considered as part of the discussion.

Throenle pointed out that the Commissioners followed the language found in the Michigan *Planning Enabling Act*. He read the language to the Commissioners, showing them that they followed the process as it was written.

Sloan asked about the meeting dates and agenda publication. Throenle stated that there was a possibility of improving delivery to the public in 2022.

Sloan asked about the survey. Rhein stated the Board looked at possibly doing a survey in January related to the zoning ordinance.

Sloan asked about the signs along the beachfront near the Welcome Center. Throenle stated that the signs are posted on private property.

Rhein stated that the second turnout now had access to the beach. Bohjanen indicated that the paths were open due to the efforts of Jeff Glass, Bohjanen, and Township Manager Bill DeGroot.

Throenle pointed out that there was language in the master plan addressing public access to the beach.

Soucy indicated that a code of conduct would be another method of addressing the conflict of interest issue. Throenle recommended addressing the issue during the review of the Planning Commission bylaws in 2022.

Lindsey

Appreciated the discussion regarding public comment. She also appreciated the work that went into developing the master plan from both the Commissioners and staff.

## **XII. Director's Report**

Planning / Zoning Administrator Throenle

He commended the Commissioners on their participation in the Master Plan process. He thanked the Commissioners for their comments as he learned a great deal during the process.

## **XIII. Informational Items and Correspondence**

A. Planning Commission priorities – 09.20.21

B. Minutes – Township Board 07.12.21 draft

C. Township Newsletter – August 2021

D. Marquette County Planning Commission minutes 09.01.21 draft

**XIV. Adjournment**

*Rhein motioned, Linsey seconded, to adjourn the meeting.*

*Vote: Ayes: 5 Nays: 0 Motion carried*

Soucy adjourned the meeting at 7:56 PM

Submitted by:

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Planning Commission Secretary

Donna Mullen-Campbell



**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 on October 28, 2021.**

**The meeting was cancelled.**



**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 on November 15, 2021.**

**The meeting was cancelled.**



**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 on December 13, 2021.**

**The meeting was cancelled.**