



CHARTER TOWNSHIP OF CHOCOLAY
ZONING BOARD OF APPEALS AGENDA
Thursday, December 22, 2022 – 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Name	Attendance	
Michelle Wietek Stephens (Chair)	<input type="checkbox"/> Present	<input type="checkbox"/> Absent
Kendell Milton (Secretary)	<input type="checkbox"/> Present	<input type="checkbox"/> Absent
Dave Lynch (Board representative)	<input type="checkbox"/> Present	<input type="checkbox"/> Absent
Geno Angeli	<input type="checkbox"/> Present	<input type="checkbox"/> Absent
Anthony Giorianni	<input type="checkbox"/> Present	<input type="checkbox"/> Absent

III. ADDITIONAL AGENDA ITEMS / APPROVAL OF AGENDA

IV. MINUTES

A. June 23, 2022

V. PUBLIC COMMENT

Limit of three minutes per person.

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS

A. Variance Application ZV 22-72

1. Staff introduction
2. Board discussion
3. Board decision

B. 2023 Meeting Dates

1. Staff introduction
2. Board discussion
3. Board decision

VIII. PUBLIC COMMENT

Limit 3 minutes per person

IX. PLANNING COMMISSION MEMBER COMMENTS

X. BOARD MEMBER COMMENTS

XI. PLANNING DIRECTOR COMMENTS

XII. INFORMATIONAL ITEMS AND CORRESPONDENCE

- A. Minutes – Township Board 11.14.22
- B. Minutes – Planning Commission 11.21.22 draft
- C. Township newsletter – November 2022

XIII. ADJOURNMENT



**CHOCOLAY TOWNSHIP
ZONING BOARD OF APPEALS
Thursday, June 23, 2022**

I. Meeting Called to Order

Chairperson Michelle Wietek-Stephens called the meeting to order at 7:00 PM.

II. Roll Call

Members present:

- Michelle Wietek-Stephens (Chair)
- Geno Angeli
- Dave Lynch (Township Board Representative)
- Kendell Milton (Secretary)

Members absent:

- Anthony Giorgianni

Staff present:

- Dale Throenle, Planning Director / Zoning Administrator

III. Approval of Agenda

Moved by Angeli, seconded by Lynch, to approve the agenda as written.

Vote: Ayes: 4 Nays: 0 Motion Carried

IV. Approval of Minutes

A. February 24, 2022 Zoning Board of Appeals meeting minutes

Moved by Wietek-Stephens, seconded by Lynch, to approve the minutes as written.

Vote: Ayes: 4 Nays: 0 Motion Carried

V. Public Comment

None

VI. Unfinished Business

None

VII. New Business

A. Variance Application ZV 22-28

Applicants

Thomas Guillot and Meghan McGee, applicants, via Zoom
Carol Hicks, architect

Staff Introduction

Throenle stated that Thomas Guillot and Meghan McGee, who own the property at 2501 M-28 East, wished to add an addition on to the existing home on the property. Throenle stated the reason for the appeal was that the current structure was located within the waterfront setback along Lake Superior.

Throenle gave an overview of the information supplied to the Board that was in the

meeting packet. He indicated that all deadlines for publishing in the newspaper and posting on the Township web site were met.

He stated that the notification process was expanded to include additional residents, as the parcel in question was quite large, and he indicated that no negative comments were received regarding the project.

He stated that the project area was surrounded by a conservation easement. He noted that the original house was built as a conforming structure located 110 feet from the lake, but the deck that was added and the rise in water in the lake made the structure non-conforming.

Throenle opened a presentation that showed pictures of the property with measurements and distances from Lake Superior and the surrounding wetlands.

Board Discussion

Wietek-Stephens asked about the site diagrams in the packet. She asked how she was going to compare the project to the house, as no floor plan was provided for the house, and that the documents in the packet were not legible. She asked staff to correct that in the future with future applicants.

Wietek-Stephens asked what the square footage of the existing house is. Throenle responded that it is 1,094 square feet. He asked Hicks to describe the house as Hicks was the original architect of the house.

Hicks described the house as a five-story, one bedroom single person dwelling. He stated the owners want to add bedrooms to the house with the proposed addition. He stated that a survey of the property showed the house at 110 feet from water's edge; however, that measurement was to the face of the house and did not include the deck. He emphasized that the construction project would be approximately 150 feet from water's edge.

Wietek-Stephens asked about the square footage and what it included. Hicks stated that the square footage included all of the extensions and floors. Throenle provided a sketch from the assessing software that showed the footprint.

Wietek-Stephens asked about walking around the addition after it is added. Hicks detailed the location for the addition and showed it would leave distance to walk around the addition without being in the wetland.

Wietek-Stephens asked for comments from the Board. Angeli stated he had no issues with the project.

Wietek-Stephens asked if the only change to the project was in the rear of the house. Throenle stated that it was the only change and added that if the deck was disconnected from the main house, there would be no encroachment on the waterfront setback. He added that because the deck is connected as it wraps around the house, it had to be considered as part of the structure.

Milton asked if the water setback issue was Lake Superior. Throenle stated that it was. Milton asked if the conservation easement was considered swamp / wetland. Throenle stated that it was designated as wetland under the Michigan Department of Environment, Great Lakes, and Energy (EGLE) guidelines.

Milton stated he had no issue with the project as it was away from the lake. Lynch added that the addition did not present any issues for him.

Board Decision

Wietek-Stephens motioned, seconded by Angeli, that after conducting a public hearing and review of Variance Request ZV 22-28 for parcel 52-02-004-001-00 at 2501 M-28 East in Marquette Michigan, the Zoning Board of Appeals approves Variance Request ZV 22-28 with the following findings of fact:

- a) Strict enforcement of the Zoning Ordinance would cause practical difficulty because there is no other buildable area due to the conservation easements and the house is oddly constructed making internal renovations to allow it to suit the family structure unlikely.*
- b) Granting the variance would not be contrary to the public interest because there are no visible neighbors. The construction and project is located away from the lake so it would not be creating any additional encroachments on the lake or putting the house more at risk of future erosion issues, and the lake has encroached towards the house. However, the addition would not increase the risk of erosion already presented by the higher lake levels.*
- c) There are circumstances unique to this property including that only the deck encroaches on the lake setback; the house and structure that is being enlarged itself does not. The neighbors are located very far away, there is a large conservation easement on the property, and it is an odd one bedroom construction that limits the future use of the house.*
- d) The variance request is not due to the applications of the applicant but is a result of the placement of the house on the site by the original owner, the encroachment of the lake and the conservation easements put in place by the previous owner.*

Vote: Ayes: 4 Nays: 0 Motion Carried, Variance Approved.

Hicks thanked the Board for their consideration. Guillot thanked the Board as well.

B. Variance Application ZV 22-30

Applicants and Others in Attendance

Theresa Johnson
Eric Keough, builder

Public Hearing

Theresa Johnson, 112 Vista Hills Trail, Marquette Michigan

She stated that at the time of purchase of the property, she and Keough determined that there was a patio door exit from the rear of the structure that did not go out onto a deck. She stated that she assumed that since a deck had been there in the past, that it would be OK to replace the deck.

Wietek-Stephens asked if the deck was already built; Johnson stated that it was.

Wietek-Stephens who Johnson used as the builder. Johnson indicated that the builder was Keough. Wietek-Stephens asked Keough if he made the same assumption about replacing the deck. Keough stated he did.

Wietek-Stephens asked Keough if he was aware of local zoning regulations. He stated that he was.

Keough added that he was aware of multiple decks added to properties along the

river.

Angeli asked to see a picture of the new deck. Keough provided a picture.

Staff Introduction

Throenle stated he sent out twenty-seven notices to the neighbors; he received one comment in favor of the project via email, and another that was dropped off at the Township office just prior to the meeting; he stated he placed a copy for the Board members at the Board table prior to the meeting for their review.

Throenle opened a presentation that showed pictures of the property, with pictures that indicated that no deck existed in 2014. He continued with additional pictures, measurements and distances from M-28 East and the surrounding properties. He indicated that the primary reason for the variance request was that the house and added deck were within the waterfront setback from the Chocolay River.

Throenle added that a zoning compliance permit was requested after the deck was already completed. He stated the Township police department reported to staff that the deck had been added, and that no County permits were on file for the deck. He stated he contacted the County, and that the County indicated that the deck was not a requirement for exit from the building as the door in the front of the structure covered that requirement.

Throenle stated that the deck did not exist in 2014, but that the patio door was there. He added that the new deck dimensions were 10 feet by 14 feet, that the entire structure is located in the flood plain, and that the new deck increased the encroachment on the river by ten feet as the new deck is located approximately 44 feet from water's edge.

Throenle continued with an overview of the information in the presentation. He further stated that the downriver deck that Keough referred to was, in his opinion, an old deck and he showed pictures related to that deck.

Board Discussion

Wietek-Stephens asked Throenle if a permit would have been required to replace the deck. Throenle answered that if the deck was the same size or less, and parts of it still existed, no permit would have been required. He stated that if the deck was removed or destroyed beyond repair, then a permit would have to be obtained to replace it.

Angeli asked how high the water rise was in the area. Throenle answered he would have to research that information.

Angeli asked if there were any neighborhood issues with the deck. Throenle stated that no neighbors complained. Throenle added an outline of the process required to add the deck to the structure, which included the requirement for a variance.

Wietek-Stephens asked what the elevations were on the footings above the river. Throenle stated he did not take that measurement, but he provided a picture of the elevation to show the slope. Keough stated the house did not need flood insurance due to the height above the river.

Angeli stated he had no issue with the deck other than the deck was built before a permit was properly obtained.

Wietek-Stephens stated she had an issue with the footings, especially if higher flooding occurred.

Keough stated he would be willing to get a surveyor to provide elevation numbers if

necessary.

Wietek-Stephens stated she was torn as to whether the deck existed prior to construction, especially since a patio door existed. She asked the other Board members if a deck would have been approved if the process had been followed. Milton, Lynch and Angeli stated that it probably would have been.

Board Decision

Milton motioned, seconded by Angeli, that after conducting a public hearing and review of Variance Request ZV 22-30 for parcel 52-02-335-001-00 at 110 Greenwood Road, Marquette Michigan, the Zoning Board of Appeals approves the Variance Request ZV 22-30 with the following findings of fact:

- a) Strict enforcement of the Zoning Ordinance would not cause practical difficulty because if we had had been notified of the zoning variance, we would probably would have approved the structure.*
- b) Granting the variance would not be contrary to the public interest because of the fact that all the neighbors along the river have decks that are facing the river and it is not as close as some.*
- c) There are circumstances unique to the property including the slope to the river is greater than the common spring time flooding.*
- d) The variance request is not due to the actions of the applicant because as a result of the way that the structure was created it did not fit the proper conditions for the issuance of a building permit in the first place and there should be some restitution to the County for the continued building without the proper documents.*

Wietek-Stephens asked Milton if he was aware that all four conditions had to be true before a variance can be approved and that it cannot be the fault of the applicant. Milton stated he was aware of that.

Milton stated the owner was not informed of the proper process that was supposed to be followed prior to the construction. The owner added that she was not aware that she could not do what she did when making the decision about the construction.

Angeli asked Milton if the motion was finished; Milton stated that it was.

Vote: Ayes: 3 Nays: 1 (Wietek-Stephens) Motion Carried, Variance Approved.

VIII. Public Comment

None

IX. Township Board Member/Planning Commission Member Comments

Planning Commission Comments (Milton)

Stated the Planning Commission was in the process of rewriting the zoning ordinance. Angeli asked if the Zoning Board of Appeals would be represented. Wietek-Stephens asked Milton if he was considered the representative.

Milton added that there were going to be major changes in the zoning ordinance. Angeli asked what the major concerns were regarding the ordinance. Milton stated that the non-conforming lots in the zoning districts, especially AF, was a primary consideration. He

added that the overlay districts, especially in the business and high population area, and home occupations would be looked at. He added that the Zoning Board of Appeals should have some input into the process.

Board Comments (Dave Lynch)

No comments

Angeli

No comments

Wietek-Stephens

Requested that Throenle change the order on the agenda to move the staff comments ahead of the public hearing. She felt this would provide a framework for subsequent applicant and public comments.

X. Informational Items and Correspondence

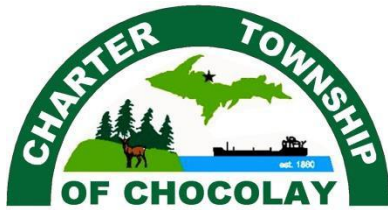
- A. Township Board Minutes – 05.09.22 draft
- B. Minutes – Planning Commission 04.18.22 draft
- C. Township newsletter – April 2022

XI. Adjournment

Wietek-Stephens adjourned the meeting at 7:54 PM.

Respectfully Submitted

Kendell Milton, Zoning Board of Appeals Secretary



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

Agenda Item: VII.A Variance Application ZV 22-72

Motion

After conducting a public hearing and review of *Variance Request ZV 22-72* for parcel 52-02-204-010-10 at 100 Lakewood Lane, Marquette, MI, the Zoning Board of Appeals [**approves / approves with conditions / denies**] *Variance Request ZV 22-72* with the following findings of fact:

(must prove all conditions a through d)

- (a) Strict enforcement of the Zoning Ordinance would cause practical difficulty because

[must indicate reasons here]

and

- (b) Granting the variance would not be contrary to the public interest because

[must indicate reasons here]

and

- (c) There are circumstances unique to this property, including

[must indicate reasons here]

and

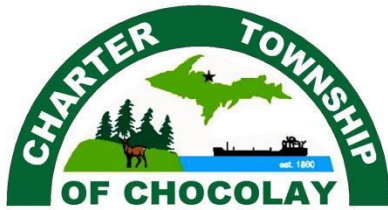
- (d) The variance request is not due to actions of the applicant, but is a result of

[must indicate reasons here]

Optional Motion Language

Additional conditions are:

[must indicate conditions that must be met for approval]



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41 South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

Issue Brief: Variance Application ZV 22-72

Meeting: Zoning Board of Appeals Meeting

Date: December 22, 2022

Issue Summary

Applicant is requesting a variance to get approval to add an addition onto a structure that does not meet the current rear setback for the structure.

Application Information

Applicant / owner	David and Kristine Saint-Onge
Parcel ID	52-02-204-010-10
Parcel Address	100 Lakewood Lane
Type of request	Zoning variance
Date received	October 25, 2022
Date determined complete	October 25, 2022
Decision body	Zoning Board of Appeals
Date of notices	<i>Mining Journal</i> , December 2, 2022 17 property owner letters were postmarked and mailed on December 2 to property owners within 500' of the owner's parcel. One notice was returned as not delivered.
Zoning Board of Appeals Decision date	December 22, 2022
Base zoning district	Waterfront Residential (WFR)
Overlay zoning district	None
Present land use	Residential
Fees, notifications, and publication requirements	All fees, notifications, and publication requirements of the <i>Zoning Ordinance</i> have been met. Documents were posted on the Township web site (www.chocolay.org) and available for the public to review in the Township office by December 2, 2022.
Public comment	One negative comment regarding the project was received via email. Comment is attached.

Application Summary

David and Kristine Saint-Onge, owners of parcel # 52-02-204-010-10 located at 100 Lakewood Lane, Marquette, Michigan, wish to add an addition onto a structure that does not meet the current rear setback of 30 feet.

Regulatory Analysis

Existing Non-Conformance

There is one non-conformance that exists on the property; the primary structure is within the 30' rear setback. The rear of the structure is approximately 12.5 feet from the rear lot line.

Adjacent Zoning Districts and Land Uses

Direction	Zoning	Land Uses
North	WFR	Waterfront residential
South	WFR	Waterfront residential
East	State Lands, WFR	Iron Ore Heritage Trail Waterfront residential
West	WFR	Waterfront residential

Zoning and Use History

Assessing records indicate the house was built in 1972.
The property is accessed from a public road (Lakewood Lane).
The property was zoned as R-2 (High Density Residential) in 1977 and WFR (Waterfront Residential) in 2008.
No Township permits have been issued for the property.

Legal Description

The property is legally described as:
“VILLAGE OF HARVEY PRT OF BLK D BEG AT INTERSEC OF W LN OF E 1525FT OF BLK D AND TH N R/WY OF SOO LN RR; TH N 85.8FT; TH N 53DEG 49' W 173.3FT; TH S 31DEG 26' W 83.5FT TO NE R/WY OF RR; TH S 57DEG 30' E 217.5FT TO POB. .35AC+/- “ (extracted from the BS&A assessing record)

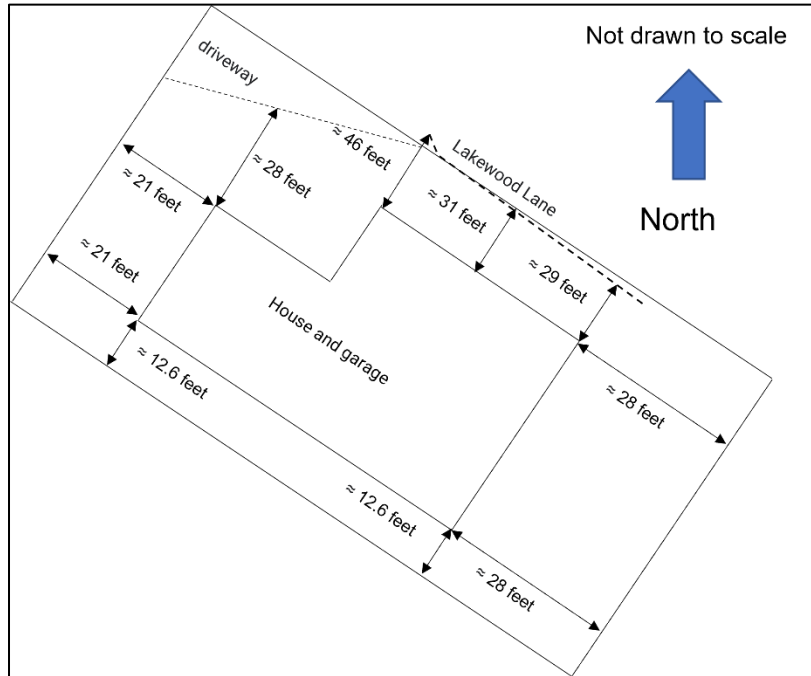
Lot Conformity

Township assessing records indicate this lot is a non-conforming lot according to the Schedule of Regulations in Section 6.1 in the Township Zoning Ordinance.
Waterfront residential lots must have a minimum lot width of 125 feet; the applicant’s lot frontage is 173.30 feet wide.
The lot size (.413 acres) does not meet the minimum requirement of 25,000 square feet (.57 acres) for the zoning district, making the lot a non-conforming lot of record.

Measurements

Staff measured the distances from the residence and the project area to Lakewood Lane, the Iron Ore Heritage Trail and the Chocolay River. Measurements were taken from the corners of the residence and garage, and from the front door to the road.

Figure 1 Property Measurements



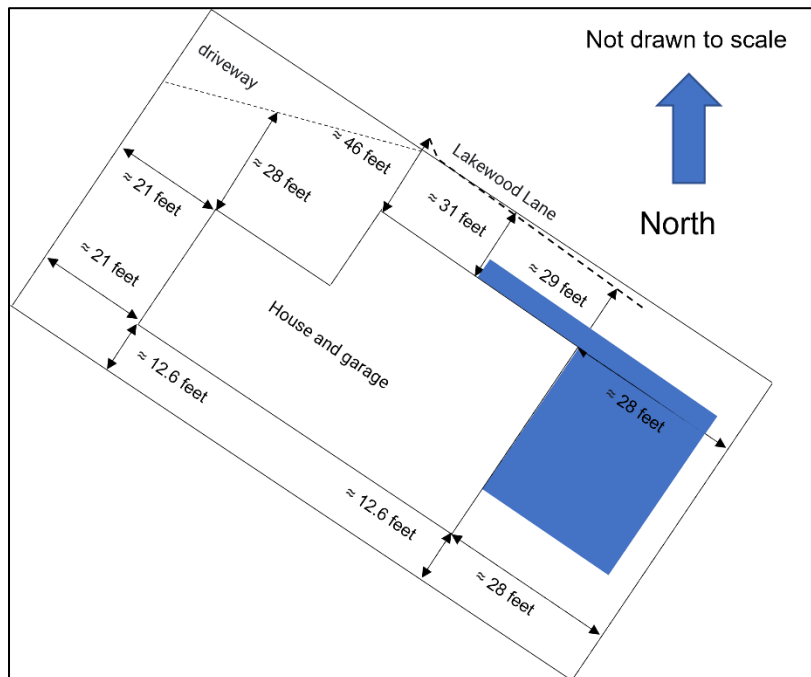
Additional Considerations

The gravel portion of Lakewood Lane crosses the property on the northeast. Driveway entrance to the neighboring property to the west crosses the northeast corner of the property .

Project Location

The project location is on the east side of the existing structure.

Figure 2 Project Location



Proposed Alternate Location

No alternate location or other accommodations for this project has been proposed.

Staff Application Comments

Township staff assumed that the rear fence was placed on the rear lot line.

The Township *Zoning Ordinance* requires a setback minimum of 100 feet from water's edge for this zoning district; this property meets that requirement.

Onsite measurements and pictures do not match the survey data provided with the application.

Based on measurements on site, the proposed addition would encroach on the front yard setback.

Zoning Ordinance Standards

The following sections from the Township *Zoning Ordinance* apply to this variance request:

6.1 Height and Placement Regulations

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

Schedule of Regulations

District	Front	Side	Rear	Height	Minimum Lot Size	Minimum Lot Width
AF	30	30	30	1	20 acres	125
C	30	5	20	30 ₆	1 acre	150
I	40	5	20	30 ₆	20 acres	None
MFR	30	30	30	30 ₆	20 acres	None
MP	40	20	30	30	None	None
PUD	5	5	5	5	5 acres	300
R-1	30	10 ₂	35	30 ₆	25,000 square feet ₄	125
R-2	25	5	25	30 ₆	10,500 square feet	50
WFR	30	10 ₂	30	30 ₆	25,000 square feet	125

Note 100' waterfront setback is required in all districts (see Section 6.8 Waterfront Setback)

Footnotes:

1. Height at any point on a structure shall not exceed the horizontal distance to any lot line.
2. A detached accessory building not exceeding 14 feet in height and not exceeding 720 square feet may be located within six feet of a side lot line and 20 feet from a rear lot line.

(#34-19-04)

3. Lot width shall be measured at the location of the front setback line.
4. 18,750 sq. ft. where lot is served by public sewer and/or water supply.

5. Setbacks and height limits are to be determined as required by the original zoning district. Any modifications are subject to the final approval of the Final Development Plan.

6. No detached building shall exceed the permitted height for the zoning district. (#34-21-02).

(#34-09-17)

14.2 Regulations Pertaining to Lawful Nonconforming Uses and Structures

All lawful nonconforming uses and structures shall be subject to the following regulations:

(A) No lawful nonconforming use shall be extended, expanded, enlarged, or increased in intensity without first securing the approval of the Zoning Board of Appeals. The activities prohibited by this Section 14.2(A) shall include, but not necessarily be limited to, the following:

1. Extension, expansion, or enlargement of a lawful nonconforming use to any building or other structure other than the one occupied by such use on the effective date of this Ordinance (or on the effective date of a subsequent amendment thereto that causes such use to become nonconforming);
2. Extension, expansion, or enlargement of a lawful nonconforming use within a building or other structure to any portion of the floor area that was not occupied by such use on the effective date of this Ordinance (or on the effective date of a subsequent amendment thereto that causes such use to become nonconforming), provided, however, that a lawful nonconforming use may be extended throughout any part of such building or other structure that was lawfully and specifically constructed, designed, and arranged for such use prior to such effective date;
3. Operation of a lawful nonconforming use in such a manner as to conflict with, or to further conflict with if already conflicting on the effective date of this Ordinance (or on the effective date of a subsequent amendment thereto that results in such use becoming nonconforming), any performance standards established for the district in which the use is located;
4. The movement of such lawful nonconforming use, in whole or in part, to any other portion of the premises or parcel occupied by such use on the effective date of this Ordinance (or on the effective date of a subsequent amendment thereto that causes such use to become nonconforming): Provided, however, that notwithstanding anything to the contrary hereinbefore or hereinafter contained, in no event shall approval be granted for the extension, expansion, enlargement, or increase in intensity of a lawful nonconforming use beyond the boundary lines of the premises or parcel occupied in whole or in part by such use on the effective date of this Ordinance (or on the effective date of a subsequent amendment thereto that causes such use to become nonconforming).

Zoning Board of Appeal Decision and Standards for Review

The Zoning Board of Appeal must decide to do one of the following regarding this variance request:

1. Grant the variance as requested; or
2. Grant the variance with conditions; or
3. Grant a lesser/different variance with or without conditions; or
4. Deny the variance.

As identified in the definition of *Variance* in the Township *Zoning Ordinance*, the Zoning Board of Appeals must review the application with zoning standards to ensure that no variance is granted unless **all** of the following are found to be true:

- (a) Strict enforcement of the zoning ordinance would cause practical difficulty,
- (b) Doing so would not be contrary to the public interest,

- (c) There are circumstances unique to the individual property on which the variance is granted, and
- (d) The variance request is not due to actions of the applicant.

The Zoning Board of Appeals must produce a finding of fact related to the discussion of the above standards.



RECEIVED
Chocolay Township

OCT 25 2022

NOV 22
11x17
meeting
VII.A.3

ZONING VARIANCE APPLICATION



CHOCOLAY TOWNSHIP

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

APPLICATION NUMBER

ZV- 22 72

APPLICANT IDENTIFICATION

Date of application 10/25/2022 Project address _____

APPLICANT

Name DAVID & KRIS SAINT-ONGE
Address 100 LAKEWOOD LANE
City / State / Zip MARQUETTE MI 49855
Contact number [REDACTED]
E-mail [REDACTED]

PROPERTY OWNER (if different from applicant)

Name _____
Address _____
City / State / Zip _____
Contact number _____
E-mail _____

If the applicant is not the property owner, the property owner grants permission for the applicant to act on the owner's behalf for this project.

Owner signature _____ Date _____

Applications must be submitted to the Planning Director 30 calendar days prior to the next scheduled Township Zoning Board of Appeals meeting.

VARIANCE INFORMATION

Current land use RESIDENTIAL Property size 0.3461 ACRES

Legal description

attached

ON FILE WITH CHOCOLAY TWP.

Variance request detail

ADDITION OF A 20-FT X 26-FT ADDITION TO THE EAST AND A 22-FT X 6-FT ADDITION TO THE NORTH. THE NORTH ADDITION REQUIRES A FRONT YARD SETBACK VARIANCE. THE EAST ADDITION REQUIRES A REAR YARD SETBACK VARIANCE. A SUBSTANTIAL PORTION OF THE PROPERTY DOES NOT FRONT ON LAKEWOOD LANE. THE TWO ADDITIONS WILL BE SINGLE-STORY NO CLOSER TO CHOCOLAY RIVER AND THE IRON ORE HERITAGE TRAIL.

VARIANCE REQUEST CRITERIA

The Zoning Board of Appeals uses four standards when deciding if a variance should be granted. Please respond as best as possible to the statements below.

Note Project costs or aesthetics are rarely viewed as reasons to grant a variance.

ZBA Standard Number 1

Whether strict compliance with the requirements for area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted use or would render conformity with such requirements as unnecessarily burdensome.

Explain why it would be unreasonable to be compelled to comply with the requirements or what burden(s) would be created if there was mandatory compliance with the requirements as provided in the Township Zoning Ordinance.

THE EXISTING STRUCTURE ALMOST EXCLUSIVELY FRONTS ON PRIVATE PROPERTY, NOT LAKEWOOD LANE. REQUIREMENTS FOR AREA, HEIGHT, BULK, AND DENSITY WILL BE MAINTAINED. THE IRON ORE HERITAGE TRAIL WAS ESTABLISHED AFTER THE CURRENT STRUCTURE WAS BUILT. THE FRONT YARD SETBACK VARIANCE WILL PERMIT THE PROPERTY TO BE REASONABLY UPDATED.

ZBA Standard Number 2

Whether granting the variance requested or a lesser variance where feasible would do substantial justice to the applicant as well as to the property owners in the area without altering the essential character of the neighborhood.

If the variance or a modified variance is granted, explain why it would not adversely affect your neighbors and / or the character of the neighborhood.

THE TWO ADDITIONS ARE SUBSTANTIALLY LOCATED AWAY FROM NEIGHBORHOOD STRUCTURES ON A LARGE UNIMPROVED SECTION OF THE PROPERTY. THE PROPERTY WILL REMAIN RESIDENTIAL AND THE IMPROVEMENTS OFFERED VIA THIS VARIANCE REQUEST, AND THOSE ALREADY MADE, WILL IMPROVE THE NEIGHBORHOOD WITHOUT ADVERSE IMPACT.

ZBA Standard Number 3

Whether the plight of the landowner is due to unique circumstances of the property.

Explain any unusual circumstances that are relevant to the property that do not exist on other similar Township properties, and how the circumstances prevent compliance with the requirements of the Township Zoning Ordinance.

A SMALL NORTHEAST PORTION OF THE PROPERTY FRONTS ON LAKEWOOD LANE. THE RESIDENTIAL FRONT APPROACHES THE PRIVATE PROPERTY CUL-DE-SAC NEAR THE MOUTH OF THE CHOCOLAY RIVER. THE IRON ORE HERITAGE TRAIL WAS ESTABLISHED AFTER THE RESIDENTIAL STRUCTURE WAS BUILT. THIS IS A HIGHLY UNIQUE PROPERTY AS ARE THE OTHER FOUR PROPERTIES AT THIS GENERAL LOCATION.

VARIANCE REQUEST CRITERIA (continued)

ZBA Standard Number 4

Whether the problem is self-created.

Explain whether or not some action or activity that was taken by the property owner or previous owners resulted in the creation of a situation that now requires a variance from the zoning ordinance.

THERE ARE NO SELF-CREATED LAND USE OR DWELLING - SPECIFIC ISSUES CREATED BY THE CURRENT PROPERTY OWNER. THE ENTIRE WEST END OF LAKEWOOD LAKE WAS ONCE OWNED BY ONE FAMILY. THE UNIQUE CHARACTERISTICS OF THE PROPERTY WILL NOT BE ALTERED VIA THIS REQUEST.

ATTACHMENTS TO THE APPLICATION

Additional information (such as a certified survey) can be included with your application if you believe it would support your presentation and reasons for a variance. Please check the item(s) you have included as attachments.

- Brochures of marketing information for any pertinent manufactured items
- Copies of permits that have been granted
- Deed restrictions (if any)
- Photos
- Proof of property ownership(s) and legal description(s)
- Relevant surveys and maps
- Site plan as proposed

APPLICATION CONDITIONS

1. I am, or under the control of, the owner of the property for which this application is being submitted.
2. I certify the information provided in this application is true and accurate to the best of my knowledge.
3. I certify the requested zoning variance would not violate any deed restrictions attached to the property identified in the request.
4. I understand the fee is non-refundable and is to cover the costs associated with processing this application, and that it does not assure approval of the application.
5. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Zoning Board of Appeals that may not be necessarily be the next scheduled meeting due to notification requirements.
6. I understand that a public hearing is required to be held by the Zoning Board of Appeals, and I further understand that the Zoning Board of Appeals may table action to a later meeting if the Board determines that more information is necessary in order to take specific action on the proposed variance.
7. I understand that the final decision in this process is made by the Zoning Board of Appeals and they may approve, approve with conditions, or deny the application.

Owner / Agent sign

[Redacted Signature]

Date 10.25.2022

Name (print)

DAVID SAINT-DONCE CHRISTINE H. Saint-Donge

TOWNSHIP OFFICE

Zoning Administrator Denial

Original request

Zoning Compliance Permit Permit number _____
 Other Other description COUNTER DISCUSSION IN OFFICE

Denial date 10-18-22

Denial reason
PROJECT WOULD ENHANCE A NON-CONFORMING STRUCTURE. NON-CONFORMANCE IS DUE TO STRUCTURE LOCATION, WHICH ENCRACHES ON SETBACKS

TOWNSHIP OFFICE

Parcel ID 52-02-204-010-10 Zoning District WFR

Application Charge \$300.00

Date paid 12-28-22 Receipt number 37079

Information Received

- Brochures of marketing information for any pertinent manufactured items
- Copies of permits that have been granted
- Deed restrictions (if any)
- Photos
- Proof of property ownership(s) and legal description(s)
- Relevant surveys and maps
- Site plan as proposed

Public Hearing Notifications

Minimum of 30 calendar days prior to the Zoning Board of Appeals meeting

Scheduled Zoning Board of Appeals meeting date 12-22-22

Date public hearing notice to be published 12-7-22

Date notices to be mailed to the affected public 12-7-22

Date notice to be posted on the Township web site 12-7-22

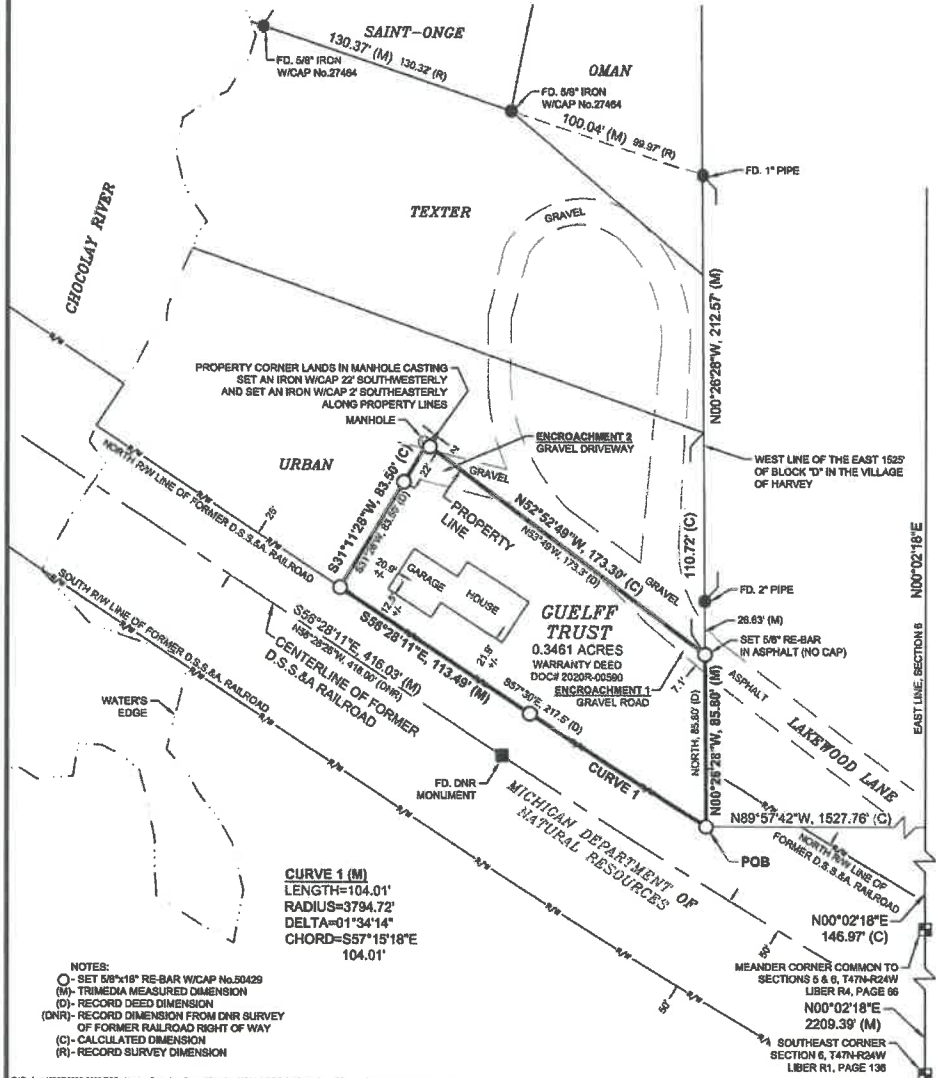
Zoning Administrator signature

Date 10-28-22

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION

A parcel of land being part Block D in the plat of the Village of Harvey and located in Government Lot 3, Section 6, T47N-R24W, Chocloy Township, Marquette County, Michigan described in Warranty Deed recorded as Document #2020R-00590.



NOTES:
 ○ SET 58"x18" RE-BAR W/ CAP No.50429
 (M)- TRIMEDIA MEASURED DIMENSION
 (D)- RECORD DEED DIMENSION
 (DNR)- RECORD DIMENSION FROM DNR SURVEY OF FORMER RAILROAD RIGHT OF WAY
 (C)- CALCULATED DIMENSION
 (R)- RECORD SURVEY DIMENSION

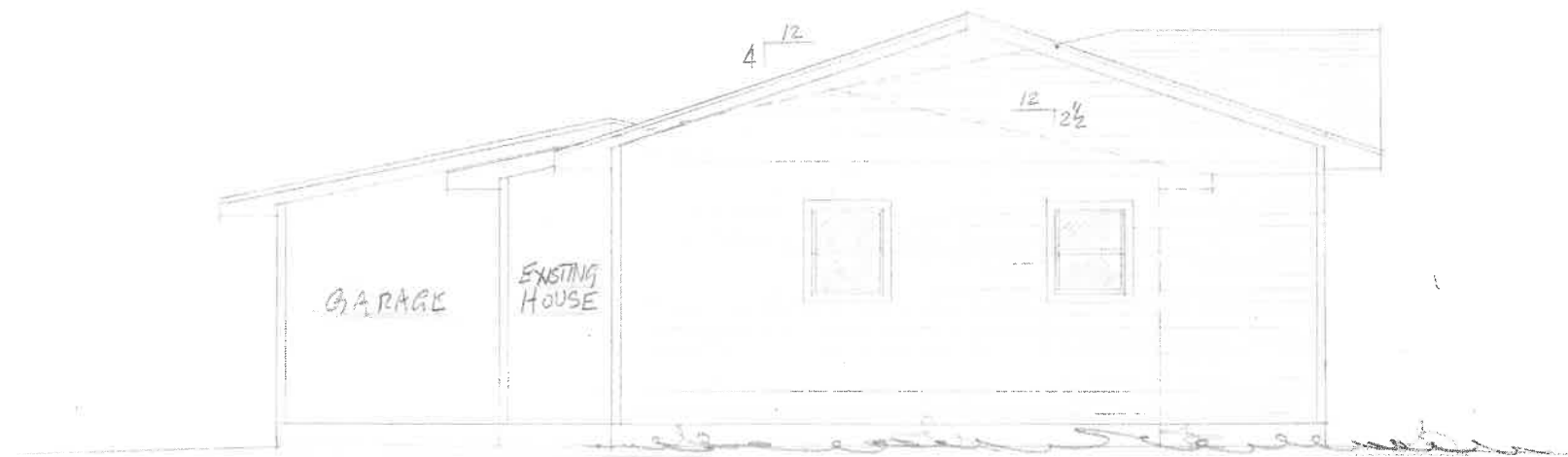
©\Project\2022\2022-0120 D66 - Harvey Boundary Survey\Drawings\2022-0120 Saint-Onge Cert of Survey.dwg

<p>830 WEST WASHINGTON STREET MARQUETTE, MICHIGAN 49855 (906)228-5125</p> <p>ESCANABA, MICHIGAN PHOENIX, ARIZONA MARSHALL, MICHIGAN SUPERIOR, WISCONSIN</p>		<p>TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC</p> <p>BY: <i>Stacey J. Bluse</i> Stacey J. Bluse, P.S. No. 4001050429</p> <p>DATE: 01/17/2022</p>	
<p>SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.</p>		<p>BEARING BASIS: NAD 83 (2011) MICHIGAN STATE PLANE NORTH (2111)</p> <p>SEC. TWP. RANGE 6 47N 24W</p> <p>MUNICIPALITY: CHOCLOY TOWNSHIP</p> <p>ENCROACHMENTS: 1. GRAVEL ROAD 2. GRAVEL DRIVEWAY</p>	
<p>SCALE: 1"= 60'</p>	<p>CLIENT: David Saint-Onge</p>		
<p>APPROVED BY: SDK</p>	<p>JOB NO.: 2022-0120</p>		
<p>DRAWN BY: SJB</p>	<p>DATE: 01/17/2022</p>	<p>SHEET 1 OF 1</p>	

dsaintonge7@gmail.com

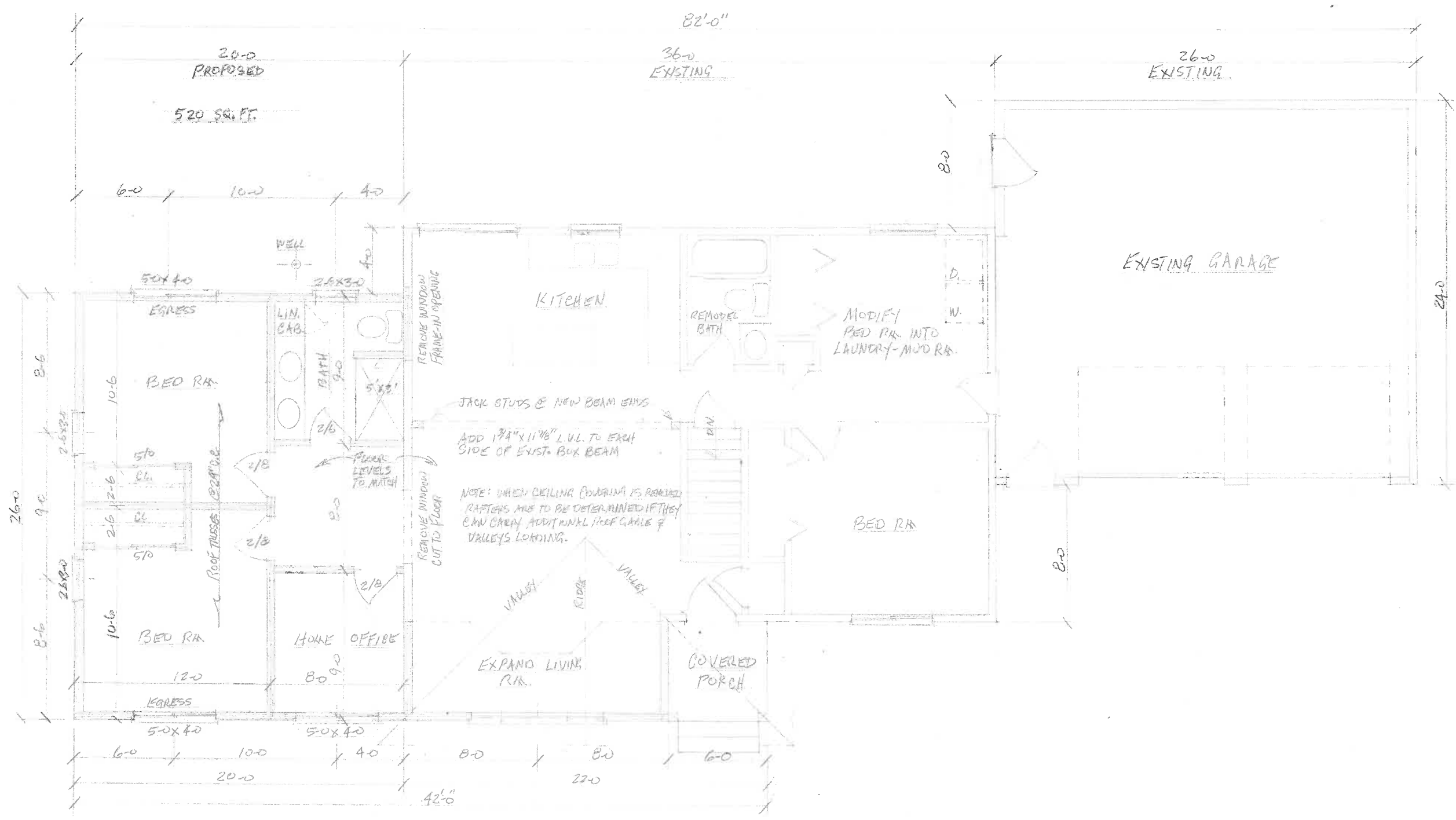


FRONT ELEVATION
SCALE 1/4" = 1'-0"



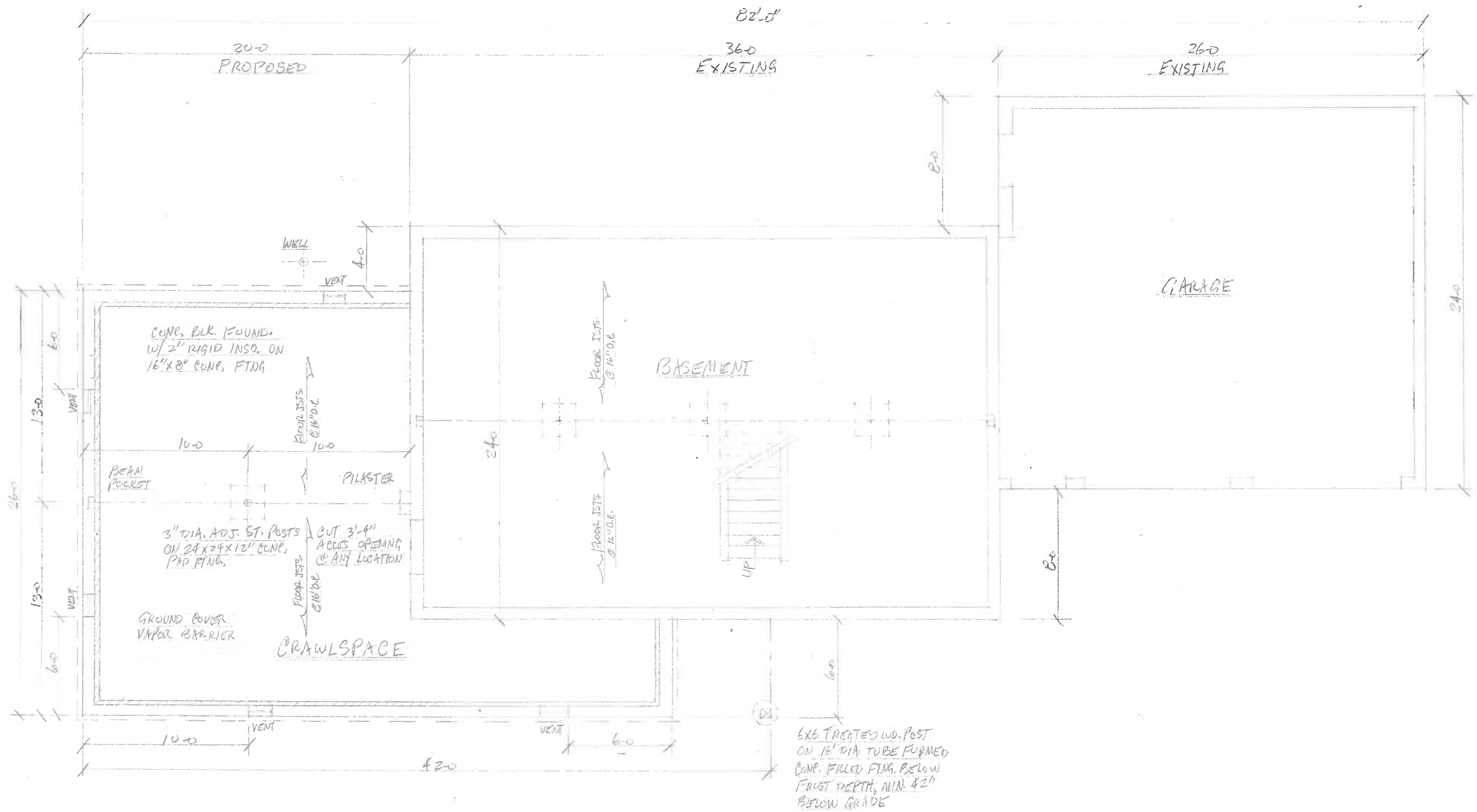
SIDE ELEVATION

DAVID & CRIS ST'ONGE			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: CH	
DATE: OCT. 2022		REVISED:	
100 LAKEWOOD LANE MARQUETTE, MICHIGAN			
PROPOSED ELEVATION			DRAWING NUMBER 1 OF 4



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

DAVID & CHRIS ST. ONGE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: CH
DATE: OCT 2022		REVISED:
100 LAKEWOOD LANE HARBORVILLE, MICHIGAN		
PROPOSED ADDITION		DRAWING NUMBER: 2 OF 4



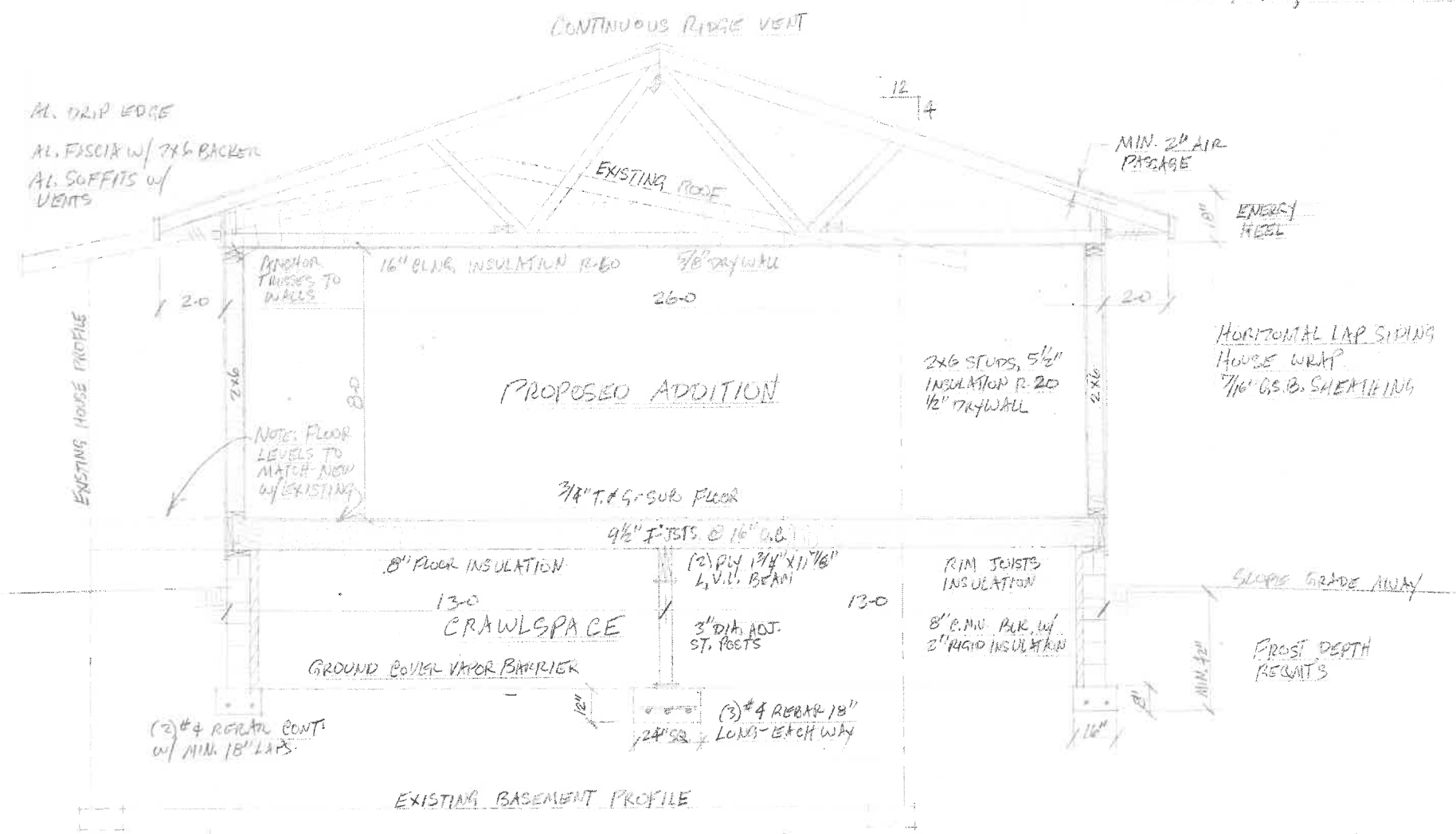
FOOTING- FOUNDATION
SCALE 1/4" = 1'-0"

DAVID & CHAS STONGE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: CH
DATE: OCT 2022		REVISED:
100 LAKEWOOD LANE MARQUETTE, MICHIGAN		
FOOTING- FOUNDATION		DRAWING NUMBER 3 OF 4

NOTE: ROOF TRUSS MEFR. TO SUBMIT PLANS, CERTIFIED BY PROFESSIONAL REGISTERED ENGINEER FOR MIN. 70 PS.F. LIVE LOAD, 15 PS.F. DEAD LOAD, PLUS 10 PS.F. BLDG. LOAD. ROOF VENTILATION TO BE MIN. 1/150TH CLNG. AREA PROVIDE 50% AT SOFFITS & 50% AT OR NEAR RIDGE

TRUSSES BRIDGED & BRACED AS PER MEFR. SPECS. & R.S.I. STANDARDS

30 YR. ARCH. STYLE SHINGLES, SYNTHETIC BREATHABLE ROOF DECK COVERING WITH RUBBER ICE GUARD PERIMETERS, VALLEYS, AND JOINTURES, 5/8" OSB SHEATHING



STRUCTURAL SECTION
SCALE 3/8"=1'-0"

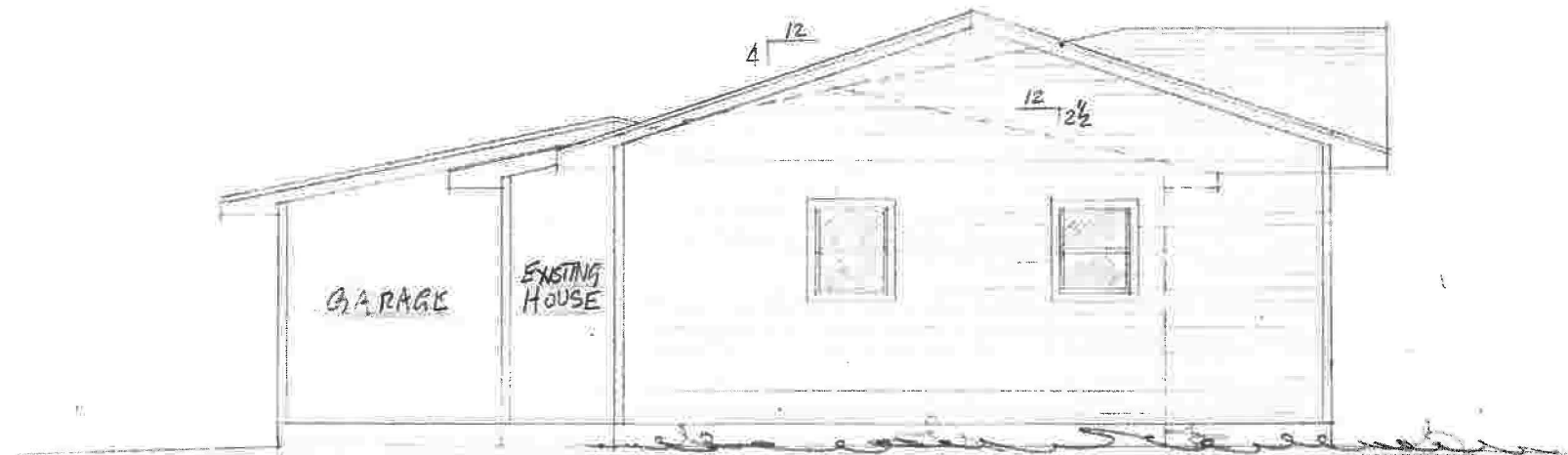
NOTE: MINIMUM SOIL BEARING CAPACITY TO BE 3,500 PS.F.
MINIMUM CONCRETE STRENGTH TO BE 3,500 P.S.I. @ 28 DAYS
ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND REGULATIONS

DAVID & CHRIS STONGE		
SCALE: 3/8"=1'-0"	APPROVED BY:	DRAWN BY: CH
DATE: OCT. 2022		REVISED:
100 LAKEWOOD LANE MARGUETTE, MICHIGAN		
SECTION		DRAWING NUMBER 4 OF 4

VII.A.4

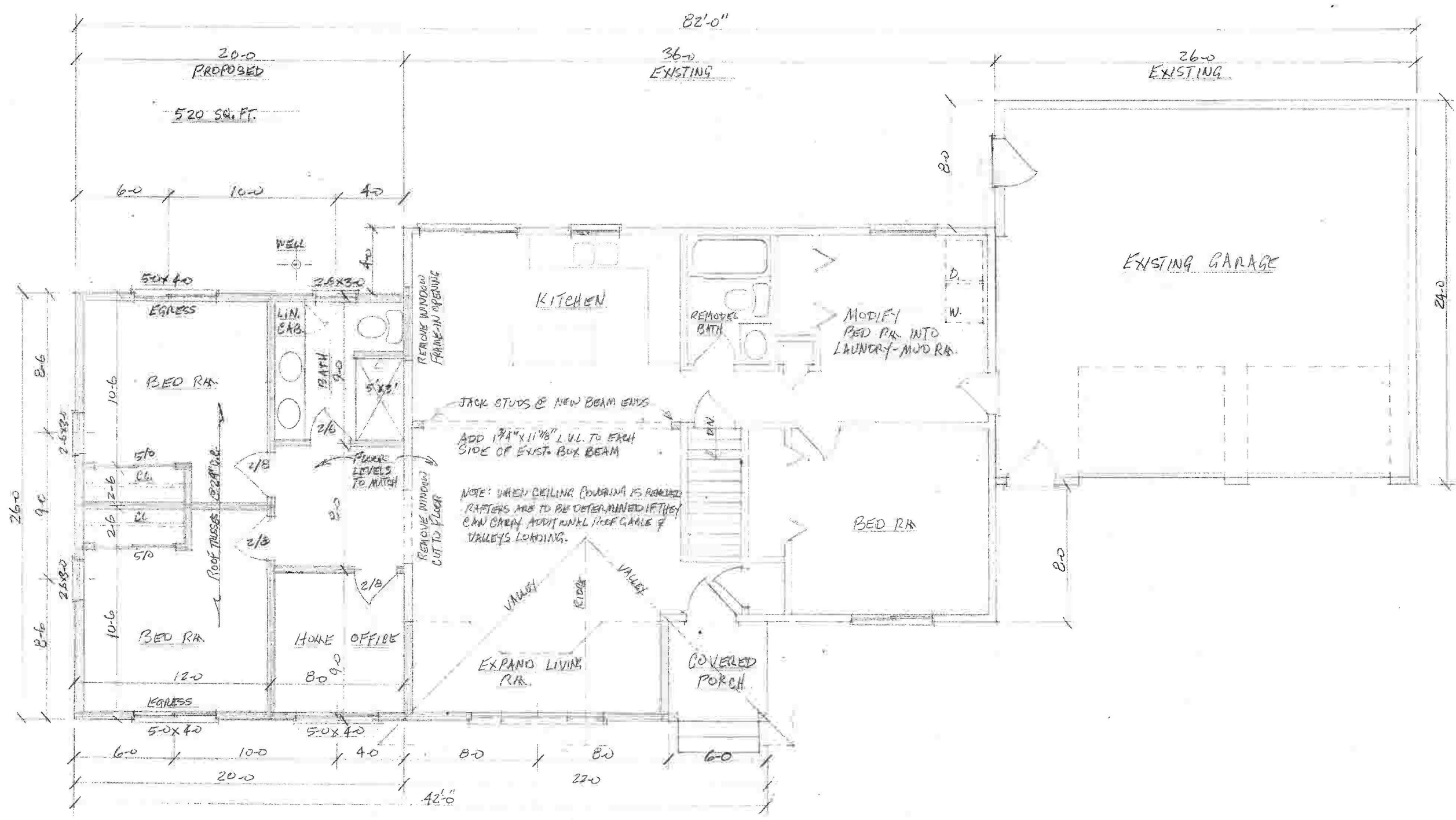


FRONT ELEVATION
SCALE 1/4"=1'-0"



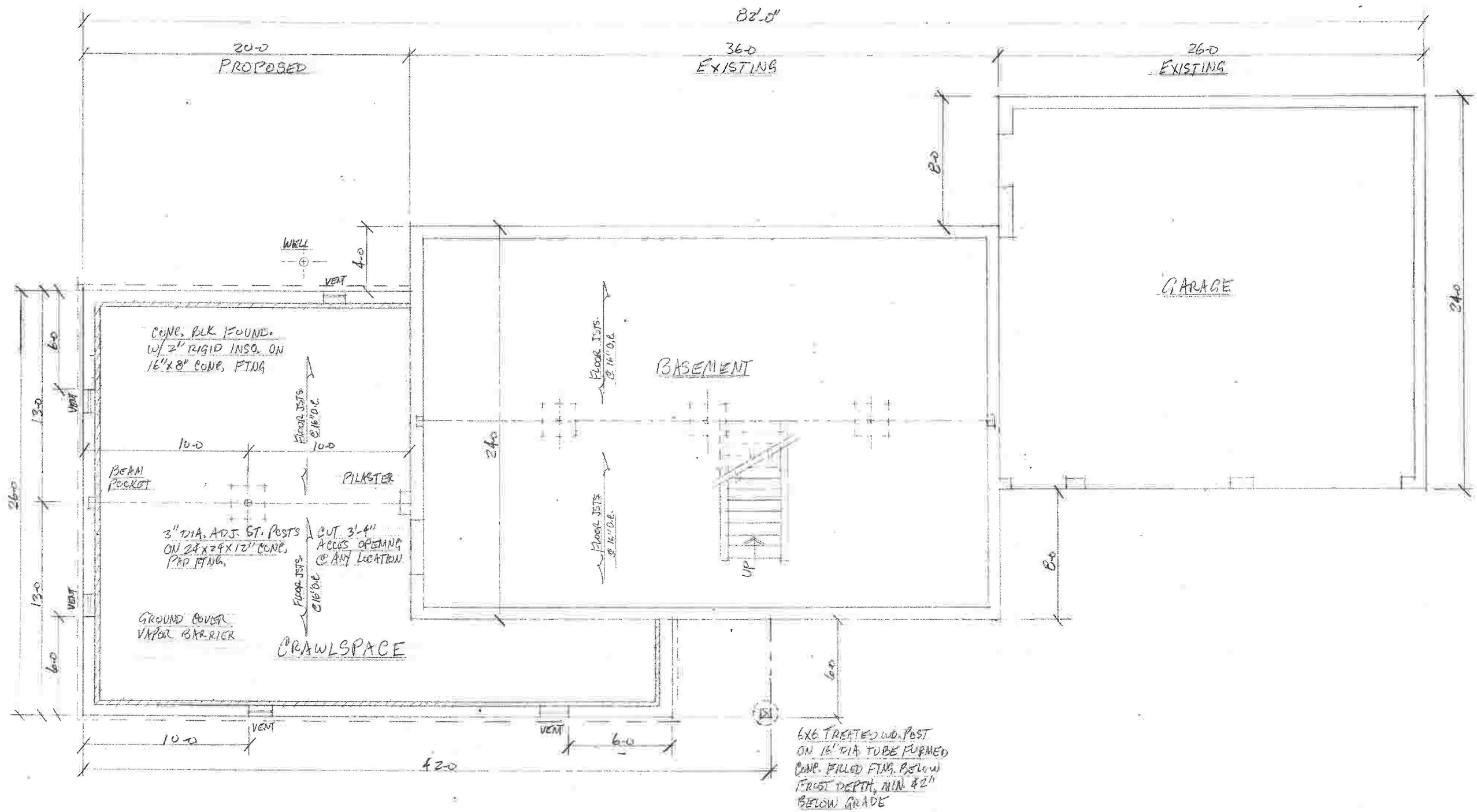
SIDE ELEVATION

DAVID & CRIS STONGE			
SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY CH	
DATE: OCT. 2022		REVISED	
100 LAKEWOOD LANE MARQUETTE, MICHIGAN			
PROPOSED ELEVATION			DRAWING NUMBER 1 OF 4



PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"

DAVID & CHRIS ST. ONGE		
SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY: CH
DATE: OCT 2022		REVISED:
100 LAKEWOOD LANE MARQUETTE, MICHIGAN		
PROPOSED ADDITION		DRAWING NUMBER: 2 OF 4



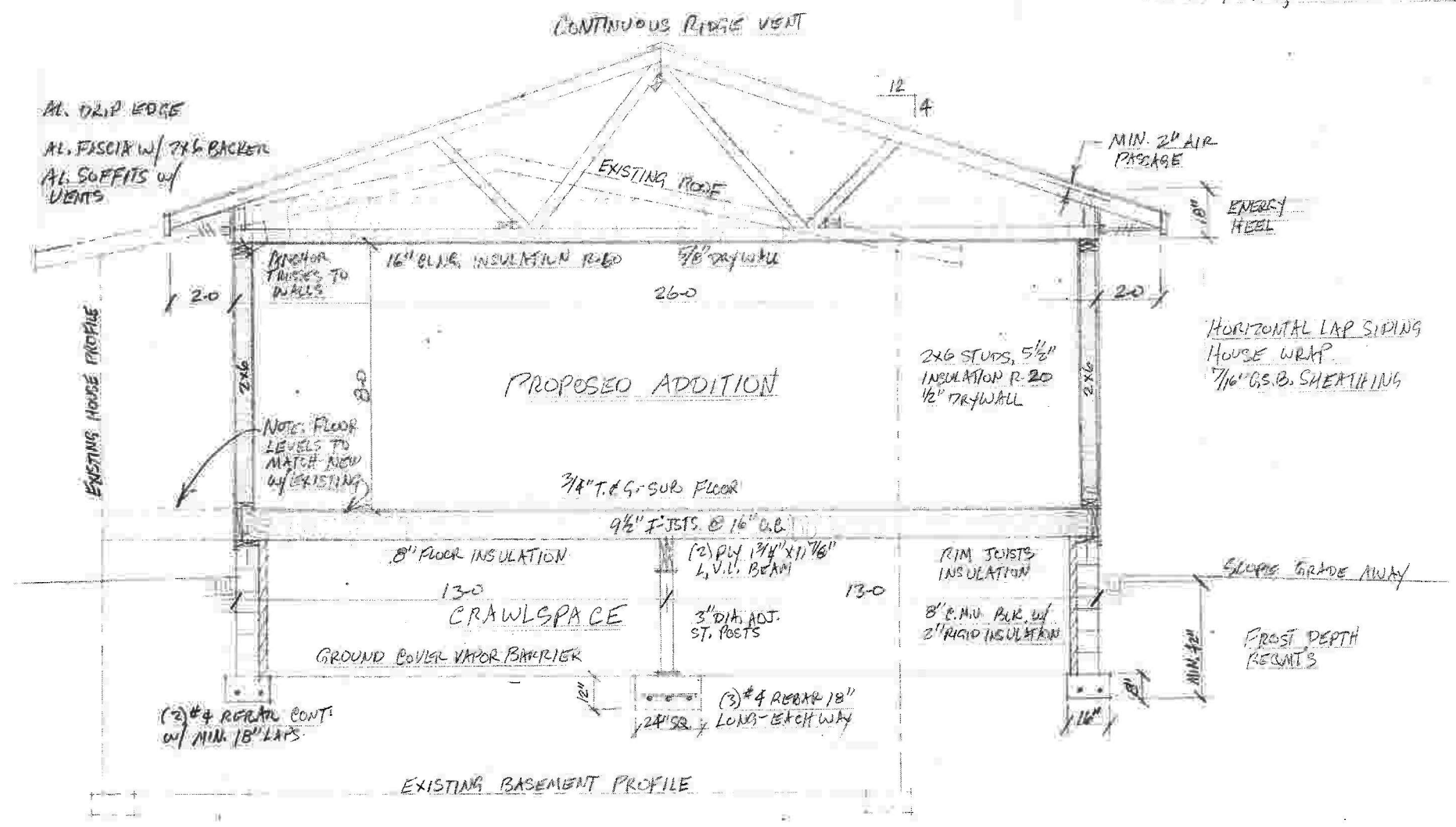
FOOTING-FOUNDATION
SCALE 1/4"=1'-0"

DAVIS & CHARL STONGE		
SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY: CH
DATE: OCT 2022		REVISED:
100 LAKEWOOD LANE MARQUETTE, MICHIGAN		
FOOTING-FOUNDATION		DRAWING NUMBER 3 OF 4

NOTE: ROOF TRUSS MFR. TO SUBMIT PLANS, CERTIFIED BY PROFESSIONAL REGISTERED ENGINEER FOR MIN. 70 PSF. LIVE LOAD, 10 PSF. DEAD LOAD, PLUS 10 PSF. BLDG. LOAD. ROOF VENTILATION TO BE MIN. 1/150TH CLNG. AREA PROVIDE 50% AT SOFFITS & 50% AT OR NEXT RIDGE

TRUSSES BRIDGED & BRACED AS PER MFR. SPECS. & B.S.I STANDARDS

30 YR. ARCH. STYLE SHINGLES, SYNTHETIC BREATHABLE ROOF DECK COVERING WITH RUBBER ICE GUARD PERIMETERS, VALLEYS, AND JOINTURES, 5/8" G.S.B. SHEATHING



STRUCTURAL SECTION
SCALE 3/8"=1'-0"

NOTE: MINIMUM SOIL BEARING CAPACITY TO BE 3,500 PSF.
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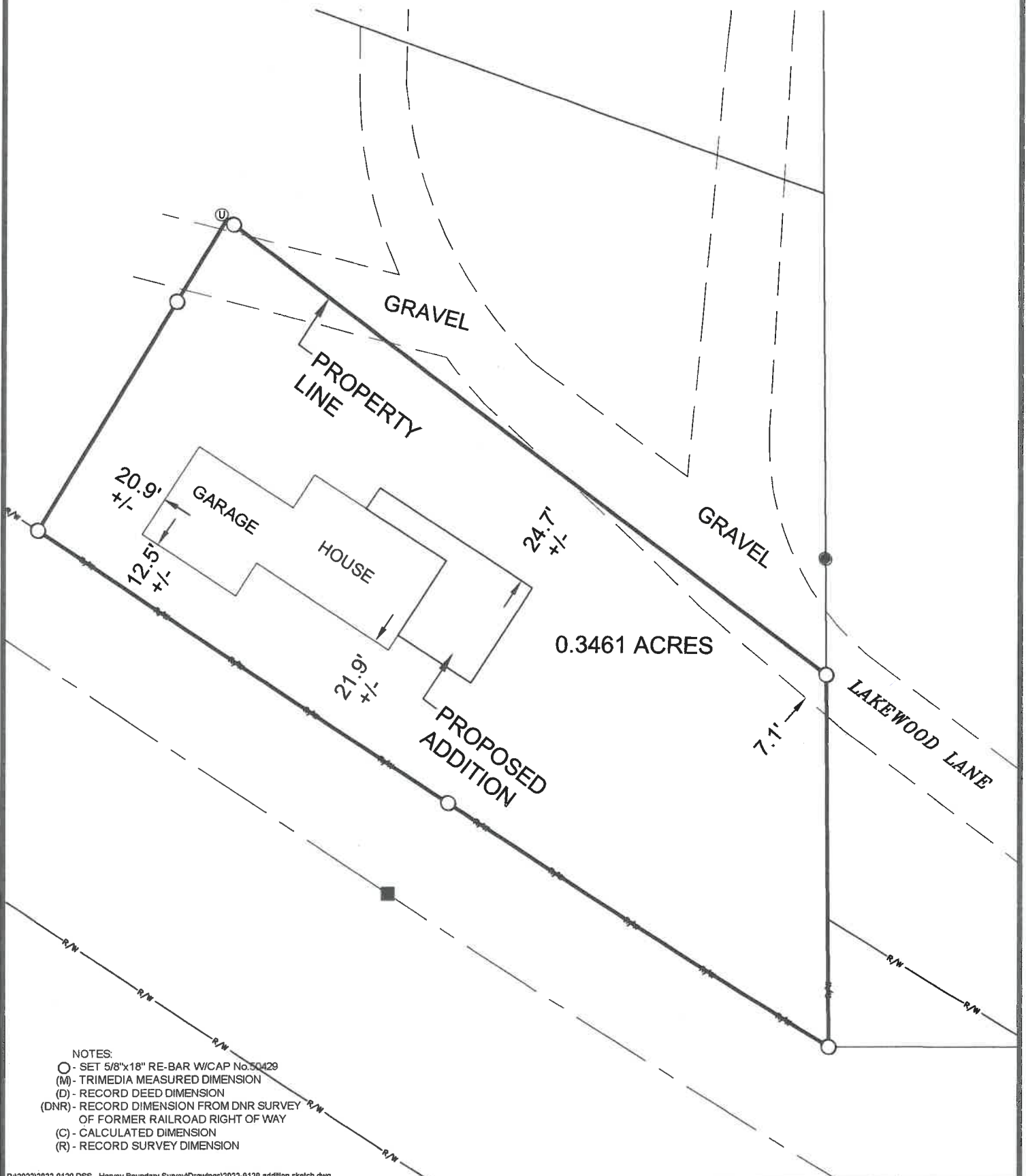
DAVID & CHRIS STORGE		
SCALE: 3/8"=1'-0"	APPROVED BY:	DRAWN BY: CA
DATE: OCT. 2022		REVISED:
100 LAKEWOOD LANE MARQUETTE, MICHIGAN		
SECTION		DRAWING NUMBER 4 OF 4

SURVEY SKETCH

VII.A.5

LEGAL DESCRIPTION

A parcel of land being part Block D in the plat of the Village of Harvey and located in Government Lot 3, Section 6, T47N-R24W, Chocolay Township, Marquette County, Michigan described in Warranty Deed recorded as Document #2020R-00590.



- NOTES:
- - SET 5/8"x18" RE-BAR WCAP No. 30429
 - (M) - TRIMEDIA MEASURED DIMENSION
 - (D) - RECORD DEED DIMENSION
 - (DNR) - RECORD DIMENSION FROM DNR SURVEY OF FORMER RAILROAD RIGHT OF WAY
 - (C) - CALCULATED DIMENSION
 - (R) - RECORD SURVEY DIMENSION

P:\2022\2022-0120 DSS - Harvey Boundary Survey\Drawings\2022-0120 addition sketch.dwg



830 WEST WASHINGTON STREET
MARQUETTE, MICHIGAN 49855
(906)228-5125

ESCANABA, MICHIGAN PHOENIX, ARIZONA MARSHALL, MICHIGAN SUPERIOR, WISCONSIN



NORTH

BEARING BASIS:
NAD 83 (2011)
MICHIGAN STATE
PLANE NORTH (2111)

SEC. TWP. RANGE
6 47N 24W

MUNICIPALITY:
CHOCOLAY
TOWNSHIP

ENCROACHMENTS:
1. GRAVEL ROAD
2. GRAVEL DRIVEWAY

SHEET 1 OF 1

TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

BY: [REDACTED] 050429

DATE: 11/18/2022



SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

SCALE: 1" = 30'	CLIENT: David Saint-Onge
APPROVED BY: SDK	JOB NO.: 2022-0120
DRAWN BY: SJB	DATE: 11/18/2022

52-02-204-027-00
CURRAN MARK G
1520 COMMERCE DR
MARQUETTE MI 49855

52-02-204-027-10
UPPER PENINSULA LAND CONSERVANCY
208 US 41 S
MARQUETTE MI 49855

52-02-106-019-00
DNR REAL ESTATE DIVISION
PAYMENT IN LIEU OF TAXES
PO BOX 30028
LANSING MI 48909

52-02-106-003-50
OLSON FAMILY TRUST
121 LAKEWOOD LN
MARQUETTE MI 49855

52-02-106-004-00
ARNOLD DANIEL & CONSTANCE
ARNOLD TRUST
111 LAKEWOOD LANE
MARQUETTE MI 49855

52-02-106-007-00
HIRVONEN MATT D
120 BAYOU
MARQUETTE MI 49855

52-02-106-010-00
RIOPELLE TIMOTHY W
1411 DENISE CIRCLE
OCEANSIDE CA 92054

52-02-204-004-00
BRIN KAREN
106 LAKEWOOD LN
MARQUETTE MI 49855

52-02-204-005-00
LETTS TRUST
LETTS JAMES H/ MARY LOU
102 LAKEWOOD LN
MARQUETTE MI 49855

52-02-204-006-00
CORY BRADLEY N TRUST
110 LAKEWOOD LN
MARQUETTE MI 49855

52-02-204-007-00
SAINT-ONGE DAVID & KRISTINE ANN
105 LAKEWOOD LN
MARQUETTE MI 49855

52-02-204-008-00
OMAN DIANA L
107 LAKEWOOD LN
MARQUETTE MI 49855

52-02-204-009-00
TEXTER LINDA & ROBERT
1425 DEIRDRE DR
RUSKIN FL 33570

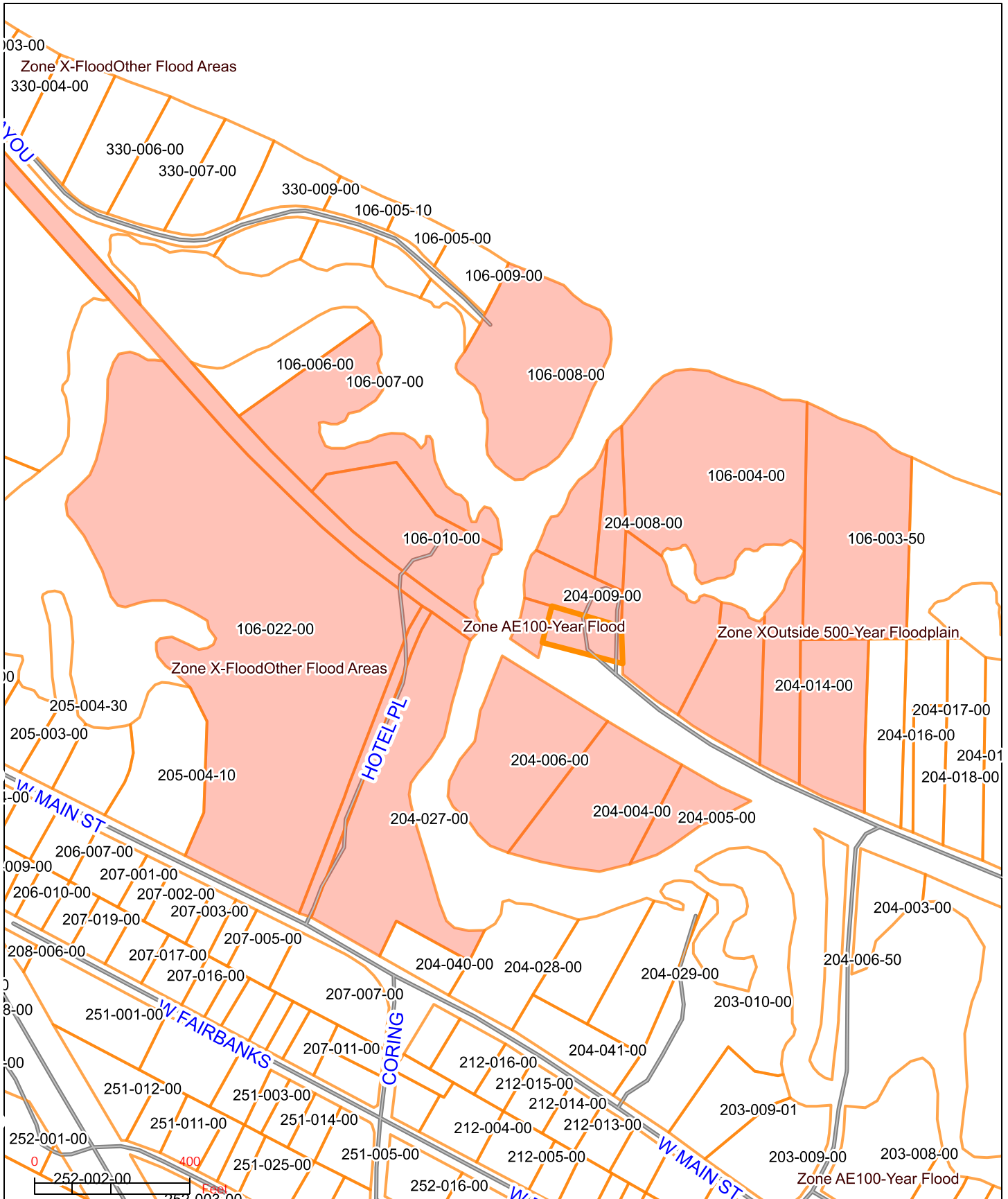
52-02-204-010-00
URBAN LARRY & PATRICIA
101 LAKEWOOD LN
MARQUETTE MI 49855

52-02-204-010-10
SAINT-ONGE DAVID & KRISTINE
105 LAKEWOOD LN
MARQUETTE MI 49855

52-02-204-012-00
CUMBERLIDGE NEIL
BOURGAULT LOUISE
115 LAKEWOOD LN
MARQUETTE MI 49855

52-02-204-014-00
EMERSON TRUST
EMERSON THOMAS & JUDE
119 LAKEWOOD LN
MARQUETTE MI 49855

ZV 22-72 100 Lakewood Lane notification map





Charter Township of Chocolay

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

December 2, 2022

Property owners within 500' of Parcel # 52-02-204-010-10 / 100 Lakewood Lane

Re: Public Hearing Concerning a Zoning Variance on Parcel 52-02-204-010-10

Dear property owner:

Notice is hereby given that the Chocolay Township Zoning Board of Appeals will conduct a public hearing on Thursday, December 22, 2022, at the Chocolay Township Hall at 5010 US 41 South, Marquette, Michigan, beginning at 7:00 PM, to receive public comment on Zoning Board of Appeals application ZV-22-72.

David and Kristine Saint-Onge, owners of parcel # 52-02-204-010-10 located at 100 Lakewood Lane, Marquette, Michigan, wish to add an addition onto a structure that does not meet the current rear setback for the structure.

Section 14.2 *Regulations Pertaining to Lawful Nonconforming Uses and Structures* in the Township *Zoning Ordinance* states:

“No lawful nonconforming use shall be extended, expanded, enlarged, or increased in intensity without first securing the approval of the Zoning Board of Appeals.”

A copy of the application is available for review and inspection at the Chocolay Township office Monday through Friday 8:00 AM to 4:30 PM and can also be viewed at www.chocolay.org. Questions or comments can be directed to the Planning Director at 906.249.1448, sent to the Township office, or submitted via email (publiccomment@chocolay.org). Comments will be received until 12:00 PM December 14, 2022.

Sincerely,

Dale Throenle
Planning Director / Zoning Administrator

The Mining Journal

VII.A.9

Upper Michigan's Largest Daily Newspaper
249 W. Washington St., P.O. Box 430, Marquette, Michigan 49855. Phone (906)228-2500. Fax (906)228-3273.
AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN

AFFIDAVIT OF PUBLICATION

For the County of: **MARQUETTE**

In the matter of: Notice of Public Hearing
Chocolay Township Zoning Board of Appeals
December 22, 2022

Size: 2 x 4.5

State of **MICHIGAN**, County of Marquette ss.

ANN TROUTMAN

being duly sworn, says that she is

PUBLISHER

of **THE MINING JOURNAL**

a newspaper published and circulated in said county and otherwise qualified according to Supreme Court Rule; that annexed hereto is a printed copy of a notice which was published in said newspaper on the following date, or dates, to-wit

December 2, 2022



ANN TROUTMAN

Subscribed and sworn to before me this 2nd day of December, 2022



HOLLY GASMAN

Notary Public for **MARQUETTE** County, Michigan
Acting in the County of Marquette
My commission expires: May 25, 2025

PUBLIC NOTICE
CHARTER TOWNSHIP OF CHOCOLAY

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From: [Linda Texter](#)
To: [Dale Throenle](#)
Subject: Zoning variance.
Date: Tuesday, December 6, 2022 11:51:19 AM

Sent from my iPad my name is Linda texter. I live at 103 Lakewood Lane, Marquette, Mi. 49855. My cell number is, 8135997238, I am writing you concerning the request for a variance to build a structure on property at 100 Lakewood Lane., I am saying NO to this request, Mr and Mrs Saint-Onge knew what they could and could not do with the property when they bought the house. I feel once we grant this variance they will feel entitled to do whatever they please with their property within our small circle of neighbors. This public hearing concerning a zoning variance on parcel 52-02-204+ 010-10 at 7pm on December 22, 2022. My vote is

No,

Sincerely.

Linda M Texter



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41South

Marquette, MI 49855

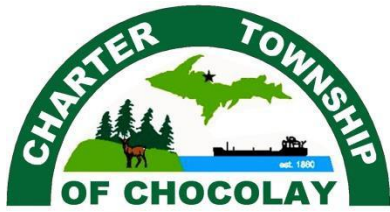
Phone: 906-249-1448

Fax: 906-249-1313

Agenda Item: VII.B Proposed Zoning Board of Appeals 2023 Meeting Dates

Suggested Motion

_____moved, _____seconded, that the meeting dates proposed for 2023 Zoning Board of Appeals meetings be accepted as [presented / changed].



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41 South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

Issue Brief: Proposed Zoning Board of Appeals 2023 Meeting Dates

Meeting: Zoning Board of Appeals Meeting

Date: December 22, 2022

Issue Summary

Zoning Board of Appeals review of proposed meeting dates for 2023.

Background

Each year the Zoning Board of Appeals reviews meeting dates for the next calendar year. The dates are submitted to the Township Board for approval. Generally, the Zoning Board of Appeals has met on the fourth Thursday of the month unless the day was a holiday or fell within a holiday week.

Staff Research

Staff has reviewed the calendar for 2023 to find the fourth Thursday of the month as the proposed Zoning Board of Appeals meeting date.

Dates found are:

January 26	July 27
February 23	August 24
March 23	September 28
April 27	October 26
May 25	November 16
June 22	December 21

Staff Recommendations for Board Discussion

Staff is recommending the Zoning Board of Appeals members review the dates as listed to determine if the dates are acceptable for Zoning Board of Appeals meetings or if a date or dates should be changed.

Author: Dale Throenle

Date: December 16, 2022



November 14, 2022

The regular meeting of the Chocolay Township Board was held on Monday, November 14, 2022, in the Chocolay Township Fire Hall. Supervisor Bohjanen called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE.

TOWNSHIP BOARD.

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

ABSENT: David Lynch (excused)

STAFF PRESENT: William De Groot, Suzanne Sundell, Joe Neumann

APPROVAL OF AGENDA.

Rhein moved, Engle supported to approve the agenda as presented.

MOTION CARRIED

PUBLIC COMMENT – NONE

CONSENT AGENDA

- A. Approve Minutes of Previous Meeting – Regular Meeting, October 10, 2022, and Closed Session Meeting Minutes of October 10, 2022.
- B. Approve Revenue and Expenditure Reports – October 2022.
- C. Approve Bills Payable, Check Register Reports – October 6, 2022 (Check # 25687, in the amount of \$534,478.10), October 12, 2022 (Check #'s 25688 – 25712) in the amount of \$17,981.54), October 26, 2022 (Check #'s 25713 – 25738 in the amount of \$46,083.40), and October 28, 2022 (Check #'s 25739 – 25740, in the amount of \$24,190.40).
- D. Approve Bills Payable – Regular Payrolls of October 13, 2022 (Check #'s DD2765 – DD2796 and Check #'s 11270 – 11274, Federal, State, and MERS in the amount of \$38,672.53), and October 27, 2022 (Check #'s DD2797 – DD2822 and Check #'s 11275 – 11279 Federal State, and MERS in the amount of \$39,853.78).

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

MOTION CARRIED

SUPERVISOR'S REPORT

Supervisor Bohjanen reported that the Assessor is getting close to the required 20% of assessments that need to be completed. It has been suggested that if the weather holds, the Assessing Assistant should continue with the visits.

Manager's Evaluation – this is an annual evaluation. He asked the Board for any comments they may have on the Township Manager. It was felt that Chocolay Township is very fortunate to have Township Manager De Groot.

COVID – there are rumors in the community that the numbers are going up again and more people are wearing masks. The numbers that are obtained now are incomplete, as many people are doing home testing and those numbers are not reported.

CLERK'S REPORT

Clerk Engle read the following "Freedom of Information Act (FOIA) Statement" which is required as part of the settlement:

"As a result of the Charter Township of Chocloy's Handling of Requests made pursuant to the Freedom of Information Act (FOIA) the Township has evaluated our prior FOIA practices and processes and has taken actions to be compliant with FOIA and make the process more efficient."

Some of these actions will include:

1. Personnel involved in responding to FOIA requests have attended FOIA training this year and the Township is committed to training for the FOIA Coordinator for the Township and the Police Department Assistant / Accreditation Manager, who obtains police records for response, at least one time per year moving forward;
2. We have improved a tracking system / spreadsheet for FOIA requests to keep tract of the requests and responses on a more efficient basis;
3. We are involving more personnel of the Township staff in obtaining and reviewing records to respond to FOIA requests;
4. We are reviewing implementation of computer software designed to assist with FOIA responses; and
5. We are working on more efficient search functions to respond to FOIA requests.

Election Report – There were a lot of problems with both epollbooks and one tabulator. We were able to switch out the tabulator to fix that. The epollbooks had to have the program reinstalled on different computers and the information was manually entered into the system in order to use the program to close out the election. The actual election was conducted entirely on paper, so the lines were somewhat longer. In the end, everything worked out and we were done by midnight. The voter turnout was good.

PUBLIC HEARING – FY 2023 PROPOSED TOWNSHIP BUDGET

The Public Hearing opened at 5:47 pm.

Manager De Groot presented the FY 2023 Proposed Budget. All department leaders were asked to save money this year. We are also looking at coordinating grant funds with millage funds. Revenues are budgeted at \$2.668 million – this consists of grant funding, ARPA funding, State Revenue Sharing increase, and KBIC 2% money. As interest rates go up, taxes go up – projecting about \$950,000 taxable revenue in taxes.

General expenses are consistent at \$2.093 million. There are some added areas we are looking at. One of these is an Internship Program – if this works out and the intern is interested we would look at putting them through the Police Academy. The State will reimburse \$4,000 for the internship

and fully reimburse the Academy. We have also created a Grant / Planner space, and looked at if we need to replace the full time position in Public Works. It was decided that Public Works will have two full time employees and 1 three-quarter time employee utilized during the busy seasons.

Insurance rates have increased. In Capital outlay, we are looking at projects that are grant based (tennis courts, marina). Conservative on interest on investments and bank accounts at 1%.

Clerk Engle requested that FOIA software be added to the budget at a cost of \$500 per month. This would increase the Clerk budget (215) by \$6,000. This program will notify the Clerk when a FOIA has come in. It is cloud based, so it is easier to send attachments. This program would keep everything together, similar to the spreadsheet we use now, and send notifications when something is put in the folder and will issue a reminder on when things are due. Program is “Next Request” and is based out of state. Symbal is in support of this but would like to do a little more in-depth research. Engle stated that he was able to find two companies that were doing this, and the other was significantly more.

Public Comment:

Stephanie Gencheff, 597 Lakewood Lane – doesn’t like to hear the amount of money this will cost.

Public Hearing closed at 6:05 pm.

PRESENTATION – OHM WATER STUDY FINANCIAL FINDINGS

Susan presented the OHM findings. Part of the study was looking at funding opportunities. The Township would not be eligible for SRF funding – there is no current drinking water system. Also looked at connecting with the KBIC water system. This would not apply, as there is no significant contamination. KBIC was approved as Treatment as a State. They have their own water quality standards which may not be the same as what is required for the Township. Chocolay Township is also not eligible for DWSRF. Under USDA Rural Development, the Township would be able to apply for money, but would probably not get anything more than a loan at market value because the Township does not meet the eligibility requirements. After looking at the possibilities, at this time without a water quality concern, there is no program that will help subsidize.

Manager De Groot indicated that everyone is hearing about infrastructure offset which goes through traditional means. The Health Department has never condemned anyone’s well, and there are no water advisories for the region we are looking at.

CONSIDER WATER STUDY DIRECTION – OHM AND ASSOCIATES.

Manager De Groot stated that to complete the project, we can complete as designed originally “paper shovel ready” in case something presented itself. The other option would be to complete what has been done so far and finish the actual report.

Symbal asked what information we have on the water samples. Manager De Groot stated the Township has no options, as there is no actual State law to force compliance. The Township may

want to start a PR campaign for residents around Kawbawgam Lake suggesting that people get their wells tested. The Health Department could then work with homeowners on a case-by-case basis for funding. At this point, to finish the project the Township would have to rely on user fees. Rhein stated that when this was looked at a few years ago, the user fees were going to run \$200 - \$300 per month. Supervisor Bohjanen asked OHM if they had any kind of estimate for user fees. Susan (OHM) stated that they did not, but they would probably be high.

White moved, Rhein supported that the Township Board direct OHM to conclude the study with a closure report.

AYES: 5

NAYS: 1 (Bohjanen)

ABSENT: 1 (Lynch)

MOTION CARRIED

SET PENSION COMMITTEE MEETING.

The Pension Committee Meeting will meet on Monday, November 28 at 9:00 am.

DISCUSSION FY 2023 PROPOSED BUDGET

Symbal asked about the track record for FOIA requests. Engle stated the maximum number he has had is 80. We are now at 40 requests, but Engle feels these will continue to grow. White asked about contract length – Engle stated the contract would be for one year.

Engle moved, Zyburtt supported that the 2023 Budget include \$6,000.00 per year for Next Request FOIA software. This is to be added to the Clerk's budget (215).

AYES: 5

NAYS: 1 (Symbal)

ABSENT: 1 (Lynch)

MOTION CARRIED

Manager De Groot explained that this will come back to the Board in December for approval of the Final Budget, the General Appropriations Act, Fee Schedule, Public Act 152, and Sewer Fund.

Bohjanen moved, Rhein supported that the Township Board approve the changes made to the budget and bring it back to the Board for approval in December.

MOTION CARRIED

REQUEST TO APPROVE THE EMERGENCY PURCHASE OF HEAT EXCHANGERS FOR 3 FURNACES AT TOWNSHIP BUILDINGS.

White moved, Zyburtt supported that the Township Board accept the emergency purchase action by the Township Supervisor and the Township Public Works Supervisor to replace the heat exchangers per Section 1.5 of the Township Purchasing Policy.

MOTION CARRIED

White moved, Zyburt supported that Township Public Works Supervisor be changed to Township Public Works **Superintendent**.

MOTION CARRIED

APPROVE ANNUAL DELINQUENT SEWER BILLING LIST.

Delinquent Tax List

Saturday, November 5, 2022

Account #	Service Address	Customer Name	Delq Tax Amount
EFBK-000105-0000-01	105 E FAIRBANKS ST	RICHARD & BROOKE LAURICH	\$712.80
EFBK-000156-0000-01	156 E FAIRBANKS ST	RACINE, SUSAN	\$712.80
WFAR-000127-0000-01	127 W FAIRBANKS ST	KEVIN FRANKENBERG	\$712.80
WFAR-000128-0000-01	128 W FAIRBANKS ST	JON KANGAS	\$712.80
WFAR-000129-0000-01	129 W FAIRBANKS ST	BRIAN MACDEVITT-DUNN	\$118.80
WFAR-000210-0000-01	210 W FAIRBANKS ST	MICHAEL ANDERSON	\$712.80
WFAR-000219-0000-01	219 W FAIRBANKS ST	JENNIFER SIMULA	\$712.80
JUDY-000213-0000-01	213 JUDY ST	JESSICA KINONEN	\$560.78
JUDY-000225-0000-01	225 JUDY ST	OLIVER BURNS	\$712.80
KELL-000115-0000-01	115 KELLOG ST	PHILIP ELIAS	\$712.80
KELL-000146-0000-01	146 KELLOG ST	ED PALOMAKI	\$178.20
LAKE-000100-0000-01	100 LAKEWOOD LN	STEVEN GUELF	\$118.80
RESR-000338-0000-01	338 RESERVOIR ST	MARC GILMORE	\$93.00
RIVS-000204-0000-01	204 RIVERSIDE RD	JOHN PREMEAU	\$712.80
SCRD-000328-0000-01	328 SILVER CREEK RD	JOSEPH MENZE	\$208.80
WTER-000209-0000-00	209 W TERRACE ST	JANICE LISTER	\$712.80
WTER-000334-0000-01	334 W TERRACE ST	GARDNER BESS	\$712.80
WTER-000371-0000-01	371 W TERRACE ST	JUDITH CHARLES	\$712.80
WTER-000387-0000-01	387 W TERRACE ST	JEFF BUSHEY	\$712.80
U41S-002366-0000-01	2366 US 41 S	DAVID LAURICH	\$59.40
U41S-004027-0000-01	4027 US 41 S	SHAW'S SERVICE	\$1211.76
U41S-004050-0000-01	4050 US 41 S	PORTAGE ST., LLC	\$178.20
WILL-000735-0000-01	735 WILLOW RD	DAVE & BONNIE SCHWIDERSON	\$712.80
EWRP-000116-0000-01	116 E WRIGHT PL	SHELLY SOELTNER	\$712.80
EWRP-000161-0000-01	161 E WRIGHT PL	MORGAN, LINDA	\$712.80
TOTAL			\$ 14,132.54

Zyburt moved, Rhein supported to accept the list of delinquent sewer charges and penalties as allowed in Ordinance 39, Section 9, E.2.c to be added to the Chocolay Township December tax roll.

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

NAYS: None

ABSENT: Lynch

MOTION CARRIED

REQUEST FOR CAPITAL COMMITMENT AND DNR APPLICATION FOR CHOCOLAY RIVER MARINA / PARK.

Manager De Groot stated that there are many improvements that need to be done. There is DNR funding available (reimbursable grant) which we would use for rebranding and redesign – play-space, boat launch, access to the river, possibly a bridge across. About 60% of this grant has been written. If we are approved for this grant, it would enable us to stay in line with our four-year commitment to upgrade this space. This would become a recreation park vs. a sporting park, such as Beaver Grove and Lion’s Field. The Township would score high because this area is on the Iron Ore Heritage Trail and the Hiawatha water system. Manager De Groot introduced Joe Neumann who has become our Township Grant Writer. He will be the one writing and researching upcoming grants.

**RESOLUTION OF SUPPORT
MICHIGAN DNR SPARK GRANT**

Zyburt moved, White supported that:

Whereas, In accordance with the provisions of the Township Recreation Plan to create and maintain recreational options for our community, and

Whereas, the Michigan Department of Natural Resources has released grant funding through the DNR SPARK Grant process for 100% reimbursement of costs associated with redesign and redevelopment of low maintenance and accessible park areas, and

Whereas, the Township Board agrees and supports the project improvement plan; and

Whereas, the Township Board will budget capital funds in accordance with the phases of the improvement plan; and

Whereas, if the Township does not receive the reimbursement grant funding, the Board could dedicate future funding to higher priorities; and

Now Therefore be it Resolved, That the Township Board approve and support the improvement plan; and

Let it further be Resolved, that staff are directed to apply for the MDNR SPARK Grant and budget for the first phase of redevelopment of the Chocolay River Park Area.

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Lynch

MANAGER UPDATE FOR THE SEWER AND BUDGET

Sewer Project – the punch list is slowly whittling down. Lift Station #9 (Houses behind the Casino) will be going online sometime this spring. Zyburt asked if we are on good terms with all the contractors and subcontractors.

Budget Process – Staff will be looking at final numbers. Based on the closure for OHM, we had allocated \$190,000 of which \$43,000 has been spent. Moving forward there will be some ARPA funding that is not allocated.

BOARD MEMBER COMMENTS

Don Rhein – None

Kendra Symbal - None

Judy White – None

Dave Lynch – Absent

Ben Zyburt – None

Max Engle - None

Richard Bohjanen – None

PUBLIC COMMENT

Stephanie Gencheff, 597 Lakewood Lane – if you live in the area would you be required to hook up to water if available. Also asked about the heat exchangers and price to replace.

Zyburt moved, Rhein supported that the meeting be adjourned.

MOTION CARRIED

The meeting was adjourned at 7:10 p.m.

INFORMATIONAL REPORTS AND COMMUNICATIONS.

- A. Minutes - Marquette County Solid Waste Management Authority, Regular Meeting of October 19, 2022, Draft.
- B. Minutes – Marquette Area Wastewater Advisory Board; Regular Meeting of September 15, 2022, Draft
- C. Information – Chocolay Township Newsletter – October 2022

Max Engle, Clerk

Richard Bohjanen, Supervisor

**CHOCOLAY TOWNSHIP
PLANNING COMMISSION**

Monday, November 21, 2022 Minutes

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

Members absent at roll call:

George Meister (Vice Chair)

Staff present:

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

III. Additional Agenda Items / Approval of Agenda

Rhein moved, Milton seconded, to approve the agenda as presented.

Vote: Ayes: 5 Nays: 0 Motion carried

IV. Minutes

A. October 17, 2022 Meeting

Throenle stated there were minor changes required for the minutes. He stated the Mullen-Campbell absence was duplicated, and that Neumann was not added to the staff in attendance.

Rhein moved, Sloan seconded, to approve the October meeting minutes as amended.

Vote: Ayes: 5 Nays: 0 Motion carried

V. Public Comment

None

Meister arrived at 6:03 PM.

VI. Public Hearings

None

VII. Presentations

None

VIII. Unfinished Business

A. Zoning Districts and Related Non-Conformances Discussion

Staff Introduction

Throenle stated that staff was directed at the last meeting to develop a map of parcel sizes of less than two acres through acreage over twenty throughout the Township. He introduced the map and related findings.

He also included a map that Meister provided through email earlier in the day.

He stated staff was recommending a parcel size for the AF district of five acres. He added that language could be specified in the ordinance language regarding what could be done based on acreage sizes.

Commissioner Discussion

Sloan asked about Meister's map legend. Meister stated he was sketching in different zoning areas in an attempt to group by parcel size. Throenle pointed out that the discussion for the meeting was not to decide where the parcels were to be located, but acreage size. He emphasized that Meister's map was for information only.

Throenle added that if AF was changed to R-1, it would severely limit what residents could do in that new zoning, and Sloan added that the firearms ordinance would be another consideration.

Sloan asked about the staff map. Throenle pointed out that there were large acreages throughout the Township, and stated staff recommended acreage size be the starting point while looking at the language would come later. He walked through the percentages of non-conformances that would be achieved based on acreage size, and added that regardless of minimum size there would be parcels that would remain non-conforming.

Rhein stated he had no problem with the minimum acreage size, as that would be a good move to remove the non-conforming parcels. Soucy added he would be comfortable setting the acreage to five, as two acres would seem to change the overall character of the district.

Meister stated that the Commissioners should look at planning for the future and not for removal of non-conformances. He stated that five acres was small and should be either ten or fifteen acres. He added that parcels above County Road 480 should be included in a residential setting.

Throenle stated that adding individual zoning districts would convolute the process of removing the non-conformances from the AF district, as it would add more zoning districts that would further split up the AF district. He stated staff reviewed the non-conformances with the future in mind.

Meister stated that five acres would not provide the open fields and vistas that larger acreages would. Sloan added that the process would reduce the non-conformities while addressing the future.

Rhein stated that regardless of size, putting a house in the middle of the acreage does not solve the view problem. He stated that the objective could still be met with property

efficiency with a five acre minimum. Meister stated he wanted the residential feel along the corridors while preserving the larger acreages. Throenle added that could be controlled through the zoning ordinance language; he showed the language from the current ordinance that outlined acreage minimums.

Rhein added that larger acreage splits would be more difficult to access because of the cost of building roads into the larger acreage.

Sloan asked for an example what would happen with an acreage split. Throenle stated that houses can be built on any size parcel in the Township as long as setbacks could be met. He added that a house could be built right on the road regardless of the size of the parcel; he added that this negates the vista protection as houses built on the road do not give a clear view of the property behind it.

Meister asked for opinions from the Commissioners regarding lot size. Mullen-Campbell asked if language could be written to permit smaller lot sizes to be split; Rhein stated that it could not, as that would not be allowed in the language.

Meister stated the issue is not the split size, but the size of the acreage. He emphasized that lots above County Road 480 should be considered residential and not AF.

Soucy asked if a variable could be added where boundaries could be established as areas were developed. He asked if this could be added with an overlay.

Meister added that he wanted to see several zoning districts established across the AF district to accommodate the smaller acreages. He stated a concern that once a large parcel of 40 acres was split, then the land would be lost for future farming. Sloan disagreed. Throenle added that a family in the area had just done that reversal in the North Big Creek area.

Sloan asked Meister about the properties along the lakeshore. Meister stated that those properties would probably be zoned as residential or rural residential.

Soucy asked Bohjanen for his opinion. Bohjanen stated that an overlay district would be one solution. He added that the entire area could not be rezoned, that the citizens would have to petition to rezone the property. Soucy interjected that spot zoning could not be introduced to fix the problem.

Meister asked about the concept of spot zoning. Soucy stated the future land use map would help in that decision. Bohjanen stated that spot zoning in itself was not necessarily illegal, and that ordinance language could be established that would cover the issue. Throenle pointed out that the future land use map approved in the Township master plan designated all those areas as AF.

Commissioners discussed the 1977 zoning maps versus the 2008 zoning ordinance. Milton asked what Sands Township was doing with development. Throenle responded that Sands Township was concentrating its development around the crossroads area.

Commissioners agreed that the 1977 map seemed a good starting point for the solution to the problem. Throenle added that the master plan did have language in it to get the problem resolved. He added that documentation could not be found to determine how the 2008 decision was made to make everything AF.

Throenle asked the Commissioners if staff should take the issue back to determine how

to move the parcels back to what they were in 1977. Rhein stated that would make better sense as to get the solution in place. Throenle added that simply reducing a parcel to five acres would not necessarily allow for building, especially if wetlands and bodies of water existed on the parcel.

Meister added that his preference is to keep development where it is and maintain the large open areas as open areas.

Sloan asked Throenle about the proposal regarding the acreage sizes. Throenle stated that the future land use map in the master plan was the governing factor for the decisions that will be made for zoning. He added that the question was what to do with all of the parcels within the AF zoning districts that were changed and how to accommodate the fixes needed to correct the situation.

Throenle requested that staff be given an opportunity to go back and review the process, and to provide the best options for the problem.

Sloan asked Bohjanen about rezoning a property. Bohjanen stated that in 2008 the zoning was changed, and that staff has asked for legal assistance from Township legal council to get the direction for getting the issue resolved.

Commissioners asked staff to revisit the issue and to bring back recommendations for consideration. Throenle stated that would take some time, and the earliest the Commissioners could expect to see something would be at the January meeting, especially with the holiday schedule coming up. Soucy asked that sliding scale be included in the considerations.

B. Township Zoning Ordinance Current Definition Review

Staff Introduction

Throenle reminded Commissioners that they stopped at the definition of lodging, and that section of definitions from the previous meeting would need to be completed. In addition, He added that Commissioners should review definitions beginning with N through Z to complete the definitions.

Commissioner Discussion

Commissioners reviewed the revised definitions from lodging through the letter M, and made minor revisions. Commissioners continued the review starting with the letter N, and requested a review of the definitions for nonconforming building, nonconforming lot, nonconforming structure, and nonconforming use. Commissioners requested the State definition for nursing home and requested a rewrite of the definitions for rural character and setback. Commissioners made minor changes to several other definitions. Milton requested a definition for riparian rights.

IX. New Business

A. Land Use Discussion

Commissioner Discussion

Commissioners tabled the discussion on this item to a future meeting.

X. Public Comment

None

XI. Commissioner's Comments

Mullen-Campbell

Gave an update on her Citizen Planner training and was very impressed with what was made available. She recommended that others consider taking the class.

Rhein

No comments.

Sloan

No comments.

Milton

No comments.

Soucy

Offered a happy Thanksgiving to everyone.

Meister

No comments.

XII. Director's Report

Planning / Zoning Administrator Throenle

Reminded the Commissioners that the next meeting will be December 19, and that the meeting will be in the Fire Hall. He also wished a happy Thanksgiving to everyone.

XIII. Informational Items and Correspondence

- A. Minutes – Township Board 10.10.22
- B. Township Newsletter – October 2022
- C. City of Marquette Planning Commission minutes 10.04.22
- D. City of Marquette Planning Commission minutes 10.18.22
- E. City of Marquette Planning Commission minutes 11.01.22

XIV. Adjournment

Rhein moved, Sloan seconded, to adjourn the meeting.

Vote: Ayes: 6 Nays: 0 Motion carried

Soucy adjourned the meeting at 8:18 PM

Submitted by:

Planning Commission Secretary

Donna Mullen-Campbell

DRAFT

CHOCOLAY TOWNSHIP NEWSLETTER

November 2022

DEPARTMENT REPORTS

Assessing

By John Gehres

The December Board of Review will be held Tuesday December 13th at 10 a.m. covering clerical errors and mutual mistakes of fact. We have very few to address and they are standard changes. I am currently working on the E.C.F. and land value studies. Also, this time of year is spent finalizing what percentage of completion the new construction is for the 2023 roll.

Clerk

By Lisa Perry

WOW! What an election that was! Chocolay Township had a total of 3277 people cast a vote in the November 8 General Election. This is 63.83% of the 5134 registered voters that cast their vote.

Precinct two had 770 in person voters and 837 Absentee ballots returned.

Precinct Two had 765 in person voters and 905 Absentee ballots returned.

There were 1787 absentee ballots sent out. Precinct one had 851 issued with 837 being returned on time. Precinct two had 936 ballots issued with 905 being returned on time. This was 97.48% of the issued ballots returned by 8:00 PM on Election Day. Thank you to the Chocolay Township residents for a successful General election!

There will be some changes with the passing of Proposal 22-2 that we will be planning for. 2023 is not scheduled to have an election but this can change at any time. Please know that we will keep you up to date with any election information as it happens.

Fire Department

By Lee Gould

The fire department continued to prepare for the arrival of our replacement fire truck with equipment planning and a training schedule. New trucks require members to drive and understand how to use the truck given the technology changes in the past years. Having a roster of 23 will be time consuming getting everyone through it. Our anticipated delivery will be early 2023. We will know more by mid-December when we will take delivery.

We are continuing to work with the Chocolay Township Police Department on the new Public Safety Internship program that will start early 2023. We are excited to have the interns learn what the fire department is about and possibly join the department.

Our call volume remains strong. Currently we are at 133 calls of service for the year which is the highest in our history. Trends nationwide have call volumes rising for various reasons which are region specific.

Public Works

By Brad Johnson

Staff have all summer equipment winterized and put away and are ready for winter.

The old Blondeau Trucking company building is scheduled to change ownership early in December and the new potential owners have requested that the glass dumpster be removed from the property. We explored several potential locations for its new



home and have decided that here on the Township grounds would be the best location to keep an eye on it to help keep unapproved items out of it. It will be placed along the east side of the cistern in the parking lot behind the Fire Station.

Planning / Zoning

By Dale Throenle Planning Commission

The Planning Commissioners participated in a meeting on November 21 in the Township Fire Hall. There were three items on the agenda for the regularly scheduled meeting:

Unfinished Business

- 1) Zoning Districts and Related Non-Conformances Discussion

The Commissioners reviewed maps and materials related to the non-conforming parcel sizes in the Township. After a lengthy discussion, general consensus was to wait until staff provided additional information related to the topic.

- 2) Township Zoning Ordinance Current Definition Review

The Commissioners continued to review the current Township zoning ordinance definitions as part of the zoning ordinance rewrite process. The Commissioners completed their review of definitions beginning with A through L, and completed a first review of definitions from M through Z.

New Business

- 1) Land Use Discussion

The Commissioners tabled the discussion on this item to a future meeting.

Zoning Board of Appeals

The Zoning Board of Appeals did not meet in November; they will meet in December.

Police

By Liz Norris-Harr

On about November 15th we launched our new Intern Program to the public. Sgt Carrick and Chief Gould were interviewed by TV6 and The Mining Journal about the new position. In less than two weeks we received 10 applications! This is outstanding. We are planning to start interviews around December 5th for the applications we have received.

The police department received a donation of 20+ turkeys from 906 Firearms for distribution. Some were donated to the Women’s Shelter whom we work closely with. The others were donated to residents of Chocolay Township, some being nominated by local churches. Sgt Carrick and Det. Carter had a great time delivering the turkeys to unexpected families. We received many thanks of appreciation. Next year we are hoping to do this again with more planning involved!

Prescription Drug Collection

Prescription drug collection through the drop-off box at the Township Police Station.

Month 2019	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Pounds To-Date	1	11	7.5	10	7.5	3	9	7	7	5	0	
Pounds Year To-Date	1	12	19.5	29.5	37	40	49	56	63	68	68	



FOIA

REQ #	Date Rec	Res by Date	48 Days Invoice	10 day Ext Sent	10 day Ext	Response Date	Link to Documentation	Description
22-1	1/6/2022	1/13/2022				1/28/2022	22-1 Abbie 1-6-22	Police Reports and video
22-2	1/19/2022	1/26/2022				2/2/2022	22-2 McDonald & Wolf 1-19-22	Police Reports and video
22-3	2/1/2022	1/7/2022				2/22/2022	22-3 Howard 2-1-22	Police Report
22-4	2/1/2022	1/7/2022				2/22/2022	22-4 Applied Ecosystems 2-1-22	Questions/5063 US41 S site
22-5	2/14/2022	2/21/2022				2/17/2022	22-5 Bell 2-15-22	Police Report/documents
22-6	2/17/2022	2/23/2022				2/21/2022	22-6 Warren Group 2-23-22	Winter 2021 tax roll
22-7	2/22/2022	2/28/2022				3/14/2022	22-7 Mulcahey 2-22-22	Police Reports/documents
22-8	3/1/2022	3/7/2022				3/21/2022	22-8 Christopher Trainor & Associates 3-1-22	Police Reports
22-9	3/5/2022	3/11/2022				3/25/2022	22-9 Mulcahey 2-4-22	Time for staff to respond
22-10	4/25/2022	4/29/2022				4/25/2022	22-10 Petrocik 4-22-22	Police Reports
22-11	4/28/2022	5/4/2022				4/28/2022	22-11 Swajananen 4-28-22	Police Reports
22-12	4/27/2022	5/3/2022				4/28/2022	22-12 McMahon 4-27-22	Police Reports
22-13	5/17/2022	5/24/2022				5/18/2022	22-13 MacGregor 5-17-22	Police Reports
22-14	5/20/2022	5/27/2022				6/13/2022	22-14 Mulcahey 5-20-22	Zoning Permits Lakewood Ln.
22-15	5/23/2022	5/31/2022				5/31/2022	22-15 Thill 05-23-22	Police Reports
22-16	5/26/2022	6/3/2022				5/31/2022	22-16 Gerou 05-26-22	Police Reports
22-17	5/31/2022	6/8/2022				6/22/2022	22-17 Abbie 6-1-22	Police Records
22-18	6/2/2022	6/8/2022				6/7/2022	22-18 Soucy Electric 6-2-22	Police Reports
22-19	6/14/2022	6/21/2022				6/21/2022	22-19 Mulcahey 6-14-22	Registered Rental List for Chocoday Township
22-20	6/14/2022	6/21/2022	7/7/2022	06/20/2022	7/7/2022	6/28/2022	22-20 Mulcahey 6-14-22	Recording/Document
22-21	6/27/2022	7/5/2022				6/27/2022	22-21 Lamere 6-27-22	Copies of security cameras on drop boxes
22-22	6/30/2022	7/8/2022				7/7/2022	22-22 Gagnon 6-30-22	Police Reports
22-23	7/27/2022	8/3/2022				7/28/2022	22-23 Elefante 7-27-22	Police Reports
22-24	7/27/2022	8/3/2022				7/28/2022	22-24 TriMedia-Helen Amiri 7-27-22	Fire Records
22-25	7/28/2022	8/4/2022		8/2/2022	08/18/2022	8/4/2022	22-25 TriMedia-Helen Amiri 7-28-22	Fire Records
22-26	8/4/2022	8/11/2022				8/5/2022	22-26 Fairfield 8-4-22	Police Reports
22-27	8/5/2022	8/12/2022				8/10/2022	22-27 Numinen, DeForge, Toutant PC 8-5-22	Police Reports
22-28	8/8/2022	8/15/2022		08/11/2022	8/29/2022	8/18/2022	22-28 Hood 8-8-22	Election Information
22-29	8/9/2022	8/16/2022				8/11/2022	22-29 Prisk 8-9-22	Fire Records
22-30	8/22/2022	8/29/2022		08/25/2022	9/6/2022	8/30/2022	22-30 Mulcahey 8-22-22	Promulgated rules
22-31	8/29/2022	9/5/2022				8/31/2022	22-31 Roberts 8-29-22	Police Records
22-32	9/13/2022	9/19/2022				9/15/2022	22-32 Bosk Corp -Mark Rudness 9-13-22	Police Records
22-33	9/19/2022	9/23/2022				9/22/2022	22-33 Davis 9-19-22	Public Records re: Statewide Solid Waste Management
22-34	10/19/2022	10/25/2022		11/08/2022		10/20/2022	22-34 Mulcahey 10-19-2022	Zoning Permits
22-35	10/18/2022	10/24/2022				10/24/2022	22-35 Langridge 10-18-22	Police Reports
22-36	10/26/2022	11/1/2022		10/31/2022	11/15/2022	11/10/2022	22-36 Bigler-Envirologic Tech 10-26-22	Assessing/Fire/Building codes/Water /Sewer
22-37	10/31/2022	11/4/2022		11/04/2022	11/21/2022	11/8/2022	22-37 Numinen, DeForge, Toutant PC 10-31-22	Police Reports
22-38	11/7/2022	11/11/2022				11/4/2022	22-38 Kivi 11-7-22	Police Reports
22-39	11/7/2022	11/11/2022				11/8/2022	22-39 Marin Law Firm 11-7-22	Police Reports
22-40	11/9/2022	11/15/2022				11/14/2022	22-40 Wilson 11-9-22	Police Reports
22-41	11/18/2022	11/28/2022				11/23/2022	22-41 Liimatta 11-18-22	Election Information
22-42	11/29/2022	12/6/2022				12/5/2022	22-42 Kaukola 11-29-22	Fire Records



Web Page Statistics

Year to date totals through November are shown in the table.

Month	Unique Visits	Number of Visits	Pages	Hits	Bandwidth (GB)
January	2,192	4,144	30,311	44,850	7.41
February	1,984	4,243	19,341	31,676	18.91
March	2,289	4,249	19,679	32,861	21.57
April	1,912	3,963	17,327	30,200	22.89
May	2,169	4,159	18,100	31,803	28.40
June	2,079	4,243	24,862	38,302	23.56
July	1,552	3,121	16,777	29,859	25.03
August	1,693	3,297	18,170	30,355	37.29
September	1,525	3,317	45,492	57,962	27.67
October	1,821	3,658	21,208	37,524	38.59
November	1,809	3,455	32,525	46,999	26.60
Totals	21,025	41,849	263,792	412,391	277.92
Averages	1,911	3,804	23,981	37,490	25.27

Highest hits per day in November for the Township web site occurred on Saturday and the highest peak usage time was 7 PM to 8 PM.

Downloads

There were 891 downloaded documents in November. The top ten documents downloaded were:

Page	Number of Downloads
2022 meeting dates	363
2022 notification dates	356
2022 adopted fee schedule	188
FOIA request	186
November 22 sample ballot – precinct 1	117
November 22 sample ballot – precinct 2	95
Township Board minutes – 09.12.22	56
Township Board minutes special– 09.07.22	55
Township Board minutes joint – 09.12.22	55
Planning Commission agenda materials – 06.20.22	54



Page Visits

Top ten pages visited in November were:

Top ten pages visited in July were: Page	Number of Views
Directory email	610
Public Notices	582
Elected and Appointed Officials	579
Agendas and Minutes – Township Board	506
Contacts	474
Agendas and Minutes – Planning Commission	447
Clerk	440
Information and Newsletters	427
Agendas and Minutes – Board of Review	411
Calendar	410

Zoning Permit Counts

Zoning permit counts through November, 2022:

2022 Reviewed Permits by Month		2022 Reviewed Permits by Type		
Month	Number of Permits	Permit Type	Approved Number	Denied Number
January	3	Addition	7	1
February	4	Alteration	0	0
March	1	Commercial Outbuilding	0	1
April	3	Conditional Use	0	0
May	21	Deck	3	0
June	13	Fence	15	0
July	6	Garage	8	0
August	6	Grading	0	0
September	10	Home	3	0
October	5	Home / Garage	11	0
		Home Occupation	1	0
		New Commercial	0	0
		Outbuilding	11	0
		Pole Building	3	0



2022 Reviewed Permits by Month		2022 Reviewed Permits by Type		
			Approved	Denied
		Rezoning Application	0	0
		Sign	2	0
		Site Plan Review	1	0
		Zoning Variance Request	4	0
Total	72	Total	69	3

