

AGENDA
CHOCOLAY TOWNSHIP BOARD
Joint Meeting
Township Fire Hall Room
August 21, 2023 – 6:00 P.M.

- I. MEETING CALLED TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL:** Richard Bohjanen (Supervisor), Max Engle (Clerk), Ben Zyburt (Treasurer), Dave Lynch, Kendra Symbal, Donald Rhein, Judy White (Trustees).
- IV. APPROVAL OF AGENDA – Additions/Deletions.**
- V. PUBLIC COMMENT**
- VI. CONSENT AGENDA**
 - A. Approve Minutes of Previous Meeting – Regular Meeting, July 10, 2023.
 - B. Approve Revenues and Expenditure Reports – July 2023.
 - C. Approve Second Quarter Financial Reports – April through June 2023.
 - D. Approve Bills Payable, Check Register Reports – July 14, 21, and 28, 2023.
 - E. Approve Regular Payroll – July 6, and July 20, 2023.
- VII. SUPERVISOR REPORT**
- VIII. CLERK’S REPORT**
- IX. TREASURER’S REPORT**
- X. PUBLIC HEARING**
- XI. PRESENTATIONS**
- XII. UNFINISHED BUSINESS**
- XIII. NEW BUSINESS**
 - A. Joint Meeting with the Planning Commission.
 - a. A/F Framework Presentation by Planning Commission.
 - b. Town Hall Meetings – Timing, Duty, and Attendance.
 - c. Structure Size Below 800 Square Feet.
 - B. Manager Update for the Sewer and Budget.
- XIV. BOARD MEMBER’S COMMENTS**
- XIV. PUBLIC COMMENT**
- XVI. CORRESPONDENCE, MEETING MINUTES AND INFORMATION.**
 - A. Minutes – Chocolay Township Planning Commission; Regular Meeting of June 19, 2023, Revised Draft.
 - B. Minutes – Chocolay Township Planning Commission; Regular Meeting of July 17, 2023, Draft.
 - C. Minutes - Marquette County Solid Waste Management Authority; Special Meeting of July 3, 2023.
 - D. Minutes - Marquette County Solid Waste Management Authority; Work Session Meeting of July 19, 2023, Draft.
 - E. Minutes - Marquette County Solid Waste Management Authority; Regular Meeting of July 19, 2023, Draft.

- F. Minutes – Marquette Area Wastewater Advisory Board; Regular Meeting of June 15, 2023.
- G. Information – Chocolay Township Newsletter – June 2023.
- H. Information – Chocolay Township Newsletter – July 2023.
- I. Correspondence – D. Mulcahey, 633 Lakewood Lane.
- J. Correspondence – B. Sanders, Sanders & Czapski Associates, LLC.
- K. Correspondence – M. James, 1805 M28 East.

XVII. ADJOURNMENT

July 10, 2023

The regular meeting of the Chocolay Township Board was held on Monday, July 10, 2023, in the Chocolay Township Fire Hall. Supervisor Bohjanen called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE.

TOWNSHIP BOARD.

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

ABSENT: David Lynch (excused), Kendra Symbal

STAFF PRESENT: William De Groot, Suzanne Sundell

APPROVAL OF AGENDA.

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

MOTION CARRIED

PUBLIC COMMENT

CONSENT AGENDA

- A. Approve Minutes of Previous Meeting – Regular Meeting, June 12, 2023.
- B. Approve Revenue and Expenditure Reports –June 2023.
- C. Approve the Quarterly Financial Reports – First Quarter 2023.
- D. Approve Bills Payable, Check Register Reports – June 8, 2023 (Check # 26176 - 26195, in the amount of \$52,989.99), June 19, 2023 (Check #26196 – 26216, in the amount of \$177,805.69), and June 28, 2023 (Check # 26217 – 26235 and ACH 6(A), in the amount of \$36,092.97).
- E. Approve Bills Payable – Regular Payroll of June 8, 2023 (Check #'s DD3362 – DD3398 and Check #'s 11368 – 11374 with #11373 Voided, Federal, State, and MERS in the amount of \$48,777.33), and Regular Payroll of June 22, 2023 (Check #'s DD3399 – DD3428 and Check #'s 11375 – 11380, Federal State, and MERS in the amount of \$46,359.59).

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

MOTION CARRIED

SUPERVISOR'S REPORT

Supervisor Bohjanen stated that the new website should be up and running within a couple of weeks. He has also been following up with the Assessor, and he is on track for the season.

CLERK'S REPORT

Clerk Engle stated there have been several bills passed which have given a little clarity on how the elections will be run. We do have a better handle on the 9 day early voting – it appears that we

will not have to have our own people there every day as the County Clerk will be dividing the county into four locations, so there will be multiple jurisdictions to provide workers.

TREASURER'S REPORT

Treasurer Zybert reported that the second quarter has been active. There was a \$250,000 Federal Home Loan Bank bond at 6% that was called and was rolled over into a bond at 5.1%. This reduced the income flow by (\$2,250). There was also \$1.5 million excess money that was invested in \$250,000 increments at 4.2% to 5.1% rates resulting in approximately \$57,750 additional income over the next year.

PUBLIC HEARING – NONE

PRESENTATIONS - NONE

CONSIDER TOPICS FOR JOINT MEETING IN AUGUST WITH PLANNING COMMISSION

Rhein (Board member on Planning Commission) updated the Board on Planning Committee projects. Zoning Ordinance definitions are getting wrapped up. Working on the AF District to establish additional districts that will help eliminate some of the non-conforming issues that exist. They are planning on doing a couple public hearings / community outreach to get resident input.

Manager De Groot spoke on some of the topics for joint meeting (**Monday, August 21 at 6:00 pm**):

- Update on Planning Commission progress
- Planning Commission is currently reviewing all existing uses in the existing Zoning Ordinance to determine new items that may need to be included
- Ageism within the same family on the same property – accessory buildings, etc.
- Opportunities within the acreage
- Tiny home consideration

CONSIDER JOINING THE MICHIGAN BOX ALARM SYSTEM FOR THE TOWNSHIP (LARGE SCALE EMERGENCY RESPONSE SYSTEM)

Fire Chief Lee Gould provided an overview of MABAS. This provides resources to multiple districts (an example of the is the Menominee fire last October). If a member community needs additional resources one call is placed. This is a quick way to get the word out on what type of resources are needed. Currently, we would have to call the Emergency Services coordinator who would then place calls to different departments for the necessary help. At this time, Marquette is not prepared as a county. There are currently three counties that are members (Iron, Dickinson, and Menominee). Marquette County is pending, Delta has adopted, Schoolcraft is pending. There are over 40 members in lower Michigan and most areas in Wisconsin are members. There are no fees or dues associated with this. This is more than just equipment and trucks – it's the capabilities of the members on the team. Manager De Groot indicated that there may be training that goes along with this, but this would be within the constraints of the budget.

White moved, Rhein supported authorizing the Supervisor and Clerk to sign the agreement joining the Michigan Mutual Aid Box Alarm System Association for Chocolay Township.
MOTION CARRIED

DISCUSS THE NEW TOWNSHIP SIGN DESIGN AND COLORS

Manager De Groot stated that our current signs are older and we would like to go to a centralized theme that can be easily replicated.

Zyburt moved, Rhein supported authorizing the Township Manager to enter into an agreement with Signs Unlimited for the replacement of all the Township signs along the Township entry roads and parks.

MOTION CARRIED

CONSIDER BUDGET AMENDMENTS

CIF BA#6 – FORMATION OF RESCUE TASK FORCE

Zyburt moved, White supported that:

Whereas, a budget was adopted by the Chocolay Township Board to govern the anticipated Capital Improvement Fund expenditures of the Township on December 12, 2022 for fiscal year 2023; and

Whereas, as a result of unanticipated changes in revenues and / or expenditures, it is necessary to modify the aforesaid budget between revenues and expenditures,

Now Therefore, Be It Hereby Resolved, that the FY2023 budget be modified as follows:

	PREVIOUS	CHANGE (+ / -)	AMENDED
REVENUE			
Miscellaneous			
401.698	\$ 14,000.00	\$ 1,500.00	\$ 15,500.00
EXPENDITURE			
Fire Department			
Equipment			
401.340.977	\$ 64,886.00	\$ 1,500.00	\$ 66,386.00

ROLL CALL VOTE

AYES: Rhein, White, Zyburt, Engle, Bohjanen

NAYS: None

ABSENT: Lynch, Symbal

MOTION CARRIED

GF BA#6 – WAGE REIMBURSEMENT FOR ELECTRONICS RECYCLING

White moved, Rhein supported that:

Whereas, a budget was adopted by the Chocolay Township Board to govern the anticipated Capital Improvement Fund expenditures of the Township on December 12, 2022 for fiscal year 2023; and

Whereas, as a result of unanticipated changes in revenues and / or expenditures, it is necessary to modify the aforesaid budget between revenues and expenditures,

Now Therefore, Be It Hereby Resolved, that the FY2023 budget be modified as follows:

	PREVIOUS	CHANGE (+ / -)	AMENDED
REVENUE			
Miscellaneous			
101.698	\$ 51,454.31	\$ 218.01	\$ 51,672.32
EXPENDITURE			
Rec & Property			
Wages			
101.756.702	\$ 114,377.40	\$ 93.90	\$ 114,471.30
Zoning			
Wages			
101.800.702	\$ 113,251.00	\$ 124.11	\$ 113,375.11

ROLL CALL VOTE

AYES: Rhein, White, Zyburt, Engle, Bohjanen

NAYS: None

ABSENT: Lynch, Symbal

MOTION CARRIED

GF BA#5 – REIMBURSEMENT FROM MARESA – MAY 2, 2023 SPECIAL ELECTION

Engle moved, Rhein supported that:

Whereas, a budget was adopted by the Chocolay Township Board to govern the anticipated General Fund expenditures of the Township on December 12, 2022 for fiscal year 2023; and

Whereas, as a result of unanticipated changes in revenues and / or expenditures, it is necessary to modify the aforesaid budget between revenues and expenditures,

Now Therefore, Be It Hereby Resolved, that the FY2023 budget be modified as follows:

	PREVIOUS	CHANGE (+ / -)	AMENDED
REVENUE			
Miscellaneous			
101.000.698	\$ 43,792.00	\$ 7,662.31	\$ 51,454.31
EXPENDITURE			
ELECTION			
Postage			
101.190.729	\$ 2,400.00	\$ 2,373.84	\$ 4,773.84
Supplies			
101.190.752	\$ 2,000.00	\$ 696.41	\$ 2,696.41
Per Mtg Compensation			
101.190.710	\$ 10,000.00	\$ 3,131.50	\$ 13,131.50
Election OT			
101.190.713	\$ 1,000.00	\$ 983.60	\$ 1,983.60
Wages - DPW Staff			
101.756.702	\$ 114,173.00	\$ 204.40	\$ 114,377.40
Miscellaneous			
101.190.956	\$ 300.00	\$ 272.56	\$ 572.56

ROLL CALL VOTE

AYES: Rhein, White, Zyburt, Engle, Bohjanen

NAYS: None

ABSENT: Lynch, Symbal

MOTION CARRIED

CIF BA#7 – ALLOCATION OF KBIC 2% GAMING FUNDS

Zyburt moved, White supported that:

Whereas, a budget was adopted by the Chocolay Township Board to govern the anticipated Capital Improvement Fund expenditures of the Township on December 12, 2022 for fiscal year 2023; and

Whereas, as a result of unanticipated changes in revenues and / or expenditures, it is necessary to modify the aforesaid budget between revenues and expenditures,

Now Therefore, Be It Hereby Resolved, that the FY2023 budget be modified as follows:

	PREVIOUS	CHANGE (+ / -)	AMENDED
REVENUE			
KBIC 2% Gaming Money			
401.000.582	\$ 125,000.00	\$ 45,000.00	\$ 170,000.00
EXPENDITURE			
Police Dept. Equipment			
401.305.977	\$ 63,705.00	\$ 15,000.00	\$ 78,705.00
Fire Department Equipment			
401.340.977	\$ 66,386.00	\$ 15,000.00	\$ 81,386.00
Rec & Prop Equipment			
401.756.977	\$ 54,757.00	\$ 15,000.00	\$ 69,757.00

ROLL CALL VOTE

AYES: Rhein, White, Zyburt, Engle, Bohjanen

NAYS: None

ABSENT: Lynch, Symbal

MOTION CARRIED

MANAGER UPDATE FOR THE SEWER AND BUDGET

Sewer – all inspections / modifications have been completed. There are still some alarms going off at the stations which are not transferring to the alarm box. There is still a retainage of \$109,000 that will be paid after everything is up and running properly.

Budget – budget sheets have gone out to individual departments. Manager De Groot will be bringing a new metric to the Board on employee performance and a new wage structure as part of the budget discussion. This is based on defined roles vs. MTA vs. regional. We had our 6-month review with VAST (insurance) – will not have tables on updated rates until October.

Joint meeting – AF district discussion, accessory building square footage, budget

BOARD MEMBER COMMENTS

Don Rhein – none

Kendra Symbal – absent

Judy White – voiced concern about the change of the meeting time to accommodate another Board member who is not present at the meeting.

Dave Lynch – absent

Ben Zyburt – thanked Fire Chief Gould and Township Manager De Groot for being proactive in MABAS.

Max Engle - none

Richard Bohjanen – none

PUBLIC COMMENT - NONE

Zyburt moved, Rhein supported that the meeting be adjourned.

MOTION CARRIED

The meeting was adjourned at 6:49 p.m.

INFORMATIONAL REPORTS AND COMMUNICATIONS.

- A. Minutes – Chocolay Township Planning Commission; Regular Meeting of June 19, 2023, Draft.
- B. Minutes - Marquette County Solid Waste Management Authority, Regular Meeting of June 21, 2023, Draft.
- C. Minutes – Marquette Area Wastewater Advisory Board, Regular Meeting of May 18, 2023.

Max Engle, Clerk

Richard Bohjanen, Supervisor

REVENUE AND EXPENDITURE REPORT FOR CHOCOLAY TOWNSHIP
 PERIOD ENDING 06/30/2023
 % Fiscal Year Completed: 49.59

ACCOUNT DESCRIPTION	2023		YTD BALANCE 06/30/2023	AVAILABLE BALANCE	% BDGT USED
	ORIGINAL BUDGET	2023 AMENDED BUDGET			
Fund 101 - GENERAL FUND					
000.000	2,779,572.00	2,791,514.00	511,731.47	2,279,782.53	18.33
TOTAL REVENUES	<u>2,779,572.00</u>	<u>2,791,514.00</u>	<u>511,731.47</u>	<u>2,279,782.53</u>	<u>18.33</u>
103.000 - TOWNSHIP BOARD	192,694.00	196,194.00	93,832.21	102,361.79	47.83
175.000 - TOWNSHIP SUPERVISOR	20,399.00	20,399.00	6,584.13	13,814.87	32.28
190.000 - ELECTION DEPARTMENT	30,192.00	30,192.00	9,171.54	21,020.46	30.38
202.000 - ASSESSOR	73,936.00	73,936.00	29,476.60	44,459.40	39.87
215.000 - CLERK	142,503.00	142,503.00	64,413.75	78,089.25	45.20
247.000 - BOARD OF REVIEW	2,753.00	2,753.00	1,081.52	1,671.48	39.29
253.000 - TREASURER	75,625.00	75,625.00	37,161.22	38,463.78	49.14
258.000 - TECHNOLOGY	47,321.00	47,321.00	23,483.10	23,837.90	49.63
265.000 - TOWNSHIP HALL & GROUNDS	200,455.00	200,455.00	26,369.02	174,085.98	13.15
285.000 - OTHER GENERAL GOVERNMENT	466,562.00	466,562.00	283,289.80	183,272.20	60.72
305.000 - POLICE DEPARTMENT	531,101.00	538,143.00	184,673.33	353,469.67	34.32
340.000 - FIRE DEPARTMENT	207,447.00	208,847.00	33,183.39	175,663.61	15.89
440.000 - STREETS	22,750.00	22,750.00	9,752.57	12,997.43	42.87
526.000 - SANITARY LANDFILL	35,300.00	35,300.00	2,099.16	33,200.84	5.95
756.000 - RECREATION AND PROPERTIES	570,751.00	570,751.00	66,772.42	503,978.58	11.70
800.000 - ZONING	124,965.00	124,965.00	55,865.03	69,099.97	44.70
805.000 - ZONING/PLANNING COMMISSION	12,754.00	12,754.00	3,719.86	9,034.14	29.17
815.000 - ZONING/APPEALS BOARD	4,569.00	4,569.00	605.84	3,963.16	13.26
TOTAL EXPENDITURES	<u>2,762,077.00</u>	<u>2,774,019.00</u>	<u>931,534.49</u>	<u>1,842,484.51</u>	<u>33.58</u>
Fund 101 - GENERAL FUND:					
TOTAL REVENUES	2,779,572.00	2,791,514.00	511,731.47	2,279,782.53	18.33
TOTAL EXPENDITURES	<u>2,762,077.00</u>	<u>2,774,019.00</u>	<u>931,534.49</u>	<u>1,842,484.51</u>	<u>33.58</u>
NET OF REVENUES & EXPENDITURES	17,495.00	17,495.00	(419,803.02)	437,298.02	2,399.56

Fund 101 GENERAL FUND

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
101-000.000-000.000		0.00	0.00
101-000.000-001.000	CASH - CHECKING TEMPORARY JAN	0.00	0.00
101-000.000-001.001	CASH - CHECKING	295,852.00	277,445.16
101-000.000-004.000	CASH - PETTY CASH	50.00	50.00
101-000.000-004.001	CASH - CHANGE	900.00	900.00
101-000.000-005.000	CONSIGNMENT & DEPOSIT CASH	4,588.35	5,133.35
101-000.000-013.000	CASH - FAIR MARKET VALUE	0.00	(15,152.71)
101-000.000-015.000	CASH - SAVINGS	0.00	0.00
101-000.000-017.000	INVESTMENT-RESTRICTED	0.00	0.00
101-000.000-017.001	CASH - INVESTMENTS - FIRST BANK	1,045,012.41	1,554,394.28
101-000.000-017.002	CASH - INVESTMENTS - FNC	292,933.84	298,704.68
101-000.000-017.003	CASH - INVESTMENTS - OTHER	417,005.00	167,005.00
101-000.000-020.000	CURRENT TAXES RECEIVABLE	810,920.89	92,804.04
101-000.000-026.000	DELINQUENT TAXES RECEIVABLE	0.00	0.00
101-000.000-040.000	ACCOUNTS RECEIVABLE	128,436.14	128,436.14
101-000.000-055.000	ALLOWANCE FOR BAD DEBTS	0.00	0.00
101-000.000-072.000	DUE FROM COUNTY	0.00	0.00
101-000.000-078.000	DUE FROM STATE	0.00	0.00
101-000.000-079.000	DUE FROM FEDERAL GOV'T	0.00	0.00
101-000.000-080.000	REIMBURSEMENTS RECEIVABLE	0.00	0.00
101-000.000-082.000	DUE FROM FED REV SHARING	0.00	0.00
101-000.000-083.000	DUE FROM EMPLOYEES	0.00	(3,364.89)
101-000.000-084.401	DUE FROM CAPITAL IMPROV FUND	0.00	0.00
101-000.000-084.571	DUE FROM SEWER FUND	0.00	0.00
101-000.000-084.591	DUE FROM WATER FUND	0.00	0.00
101-000.000-084.701	DUE FROM TRUST & AGENCY FUND	1,000.00	1,000.00
101-000.000-084.703	DUE FROM TAX COLLECTION	2,000.00	2,000.00
101-000.000-123.000	PREPAID HEALTH	0.00	0.00
101-000.000-124.000	PREPAID EXPENSE	4,600.00	4,600.00
101-000.000-150.000	FUTURE REVENUES	0.00	0.00
101-000.000-190.000	DUE FROM FIRE LOAN	0.00	0.00
Total Assets		3,003,298.63	2,513,955.05
*** Liabilities ***			
101-000.000-202.000	ACCOUNTS PAYABLE	36,888.38	(54.96)
101-000.000-209.000	ACCRUED EXPENSES	33,316.59	0.00
101-000.000-212.000	DUE TO CONSIGNMENT / DEPOSITS	4,588.35	5,180.51
101-000.000-214.401	DUE TO CAPITAL IMPROV FUND	0.00	0.00
101-000.000-214.571	DUE TO SEWER FUND	0.00	0.00
101-000.000-214.591	DUE TO WATER FUND	0.00	0.00
101-000.000-220.000	DUE TO COUNTY	0.00	0.00
101-000.000-225.000	DUE TO SCHOOLS	0.00	0.00
101-000.000-231.000	DUE TO TRUST & AGENCY FUND	0.00	127.21
101-000.000-286.000	DUE TO PENSION FUND	0.00	0.00
101-000.000-312.000	DUE TO ROADS	0.00	0.00
101-000.000-340.000	DEFERRED REVENUES	949,137.11	949,137.11
101-000.000-341.000	DEFERRED REV - COLLECTION FEE	0.00	0.00
Total Liabilities		1,023,930.43	954,389.87
*** Fund Balance ***			
101-000.000-343.000	SICK TIME PAY OUT	0.00	0.00
101-000.000-345.000	RESERVE FOR ENCUMBRANCE	0.00	0.00
101-000.000-380.000	PRIOR RESIDUALS	0.00	0.00
101-000.000-385.000	CURRENT RESIDUALS	0.00	0.00
101-000.000-390.000	FUND BALANCE	1,979,368.20	1,979,368.20
101-000.000-395.000	FUND BALANCE - DESIGNATED	0.00	0.00
Total Fund Balance		1,979,368.20	1,979,368.20
Beginning Fund Balance			1,979,368.20
Net of Revenues VS Expenditures			(419,803.02)

Fund 101 GENERAL FUND

GL Number	Description	Current Year Beg. Balance	Balance
	Ending Fund Balance		1,559,565.18
	Total Liabilities And Fund Balance		2,513,955.05

ACCOUNT DESCRIPTION	2023		YTD BALANCE 06/30/2023	AVAILABLE BALANCE	% BDGT USED	
	ORIGINAL BUDGET	2023 AMENDED BUDGET				
Fund 101 - GENERAL FUND						
Revenues						
Dept 000.000						
402.000	PROPERTY TAXES	919,279.00	919,279.00	0.00	919,279.00	0.00
441.000	LOCAL COMM STAB SHARE TAX	10,500.00	10,500.00	8,258.02	2,241.98	78.65
446.000	PENALTIES & INTEREST	500.00	500.00	0.00	500.00	0.00
487.000	TRAILER PARK FEES	600.00	600.00	315.00	285.00	52.50
501.000	DUE FROM FEDERAL GRANT	434,662.00	434,662.00	0.00	434,662.00	0.00
504.000	ZONING PERMIT FEES	6,000.00	6,000.00	2,090.00	3,910.00	34.83
511.000	ANIMAL LICENSES	200.00	200.00	37.50	162.50	18.75
543.000	STATE OF MICHIGAN	245,500.00	245,500.00	0.00	245,500.00	0.00
545.000	LIQUOR INSPECTION FEE	2,900.00	2,900.00	0.00	2,900.00	0.00
565.000	STATE REVENUE SHARING	604,435.00	604,435.00	305,524.00	298,911.00	50.55
576.000	STATE - ELECTION REIMBURSEMENTS	0.00	0.00	936.22	(936.22)	100.00
579.000	PAYMENT IN LIEU	15,000.00	15,000.00	17,690.70	(2,690.70)	117.94
582.000	KBIC 2% GAMING MONEY	111,000.00	111,000.00	0.00	111,000.00	0.00
583.000	FRANCHISE FEES	88,000.00	88,000.00	40,334.68	47,665.32	45.83
586.000	MMRMA - DISTRIBUTIONS / GRANTS	0.00	0.00	7,359.50	(7,359.50)	100.00
618.000	TAX COLLECTION FEES	44,225.00	44,225.00	40,266.29	3,958.71	91.05
640.000	REFUSE COLLECTION	30,000.00	30,000.00	6,928.50	23,071.50	23.10
651.000	LANDFILL ADMIN FEE	5,300.00	5,300.00	2,445.00	2,855.00	46.13
660.000	ORDINANCE FINES	12,000.00	12,000.00	2,318.25	9,681.75	19.32
665.000	INTEREST INCOME	25,000.00	25,000.00	7,532.22	17,467.78	30.13
668.000	INVESTMENT GAIN/LOSS	51,000.00	51,000.00	0.06	50,999.94	0.00
677.000	DUE FROM CAPITAL IMP FUND	129,121.00	129,121.00	0.00	129,121.00	0.00
678.000	REIMBURSEMENT FOR PROP TAXES	4,000.00	4,000.00	1,245.91	2,754.09	31.15
687.000	REFUNDS AND REBATES	0.00	0.00	2,747.36	(2,747.36)	100.00
693.000	TAX COLLECTION REIMBURSEMENT	8,500.00	8,500.00	0.00	8,500.00	0.00
698.000	MISCELLANEOUS	31,850.00	43,792.00	65,702.26	(21,910.26)	150.03
Total Dept 000.000		2,779,572.00	2,791,514.00	511,731.47	2,279,782.53	18.33
TOTAL REVENUES		2,779,572.00	2,791,514.00	511,731.47	2,279,782.53	18.33
Expenditures						
Dept 103.000 - TOWNSHIP BOARD						
702.000	SALARIES	139,282.00	139,282.00	64,284.00	74,998.00	46.15
709.000	SOCIAL SECURITY/MEDICARE	10,655.00	10,655.00	4,928.20	5,726.80	46.25
710.000	PER MEETING COMPENSATION	4,056.00	4,056.00	1,638.00	2,418.00	40.38
802.000	MEMBERSHIP - PUBLICATION	11,500.00	11,500.00	10,432.49	1,067.51	90.72
826.000	LEGAL/CONSULTING SERVICES	12,000.00	12,000.00	6,852.00	5,148.00	57.10
840.000	TRAINING & EDUCATION	2,000.00	2,000.00	156.00	1,844.00	7.80
901.000	ADVERTISING	1,501.00	1,501.00	935.95	565.05	62.36
956.000	MISCELLANEOUS	11,700.00	15,200.00	4,605.57	10,594.43	30.30
Total Dept 103.000 - TOWNSHIP BOARD		192,694.00	196,194.00	93,832.21	102,361.79	47.83
Dept 175.000 - TOWNSHIP SUPERVISOR						
702.000	SALARIES	12,980.00	12,980.00	6,490.02	6,489.98	50.00
705.000	TEMPORARY & PART TIME	3,600.00	3,600.00	0.00	3,600.00	0.00
709.000	SOCIAL SECURITY/MEDICARE	1,269.00	1,269.00	94.11	1,174.89	7.42
802.000	MEMBERSHIP - PUBLICATION	800.00	800.00	0.00	800.00	0.00
860.000	TRAVEL	1,500.00	1,500.00	0.00	1,500.00	0.00
956.000	MISCELLANEOUS	250.00	250.00	0.00	250.00	0.00
Total Dept 175.000 - TOWNSHIP SUPERVISOR		20,399.00	20,399.00	6,584.13	13,814.87	32.28
Dept 190.000 - ELECTION DEPARTMENT						
709.000	SOCIAL SECURITY/MEDICARE	842.00	842.00	70.00	772.00	8.31
710.000	PER MEETING COMPENSATION	10,000.00	10,000.00	3,131.50	6,868.50	31.32
713.000	OVERTIME	1,000.00	1,000.00	1,088.13	(88.13)	108.81
715.000	TRAINING	1,000.00	1,000.00	0.00	1,000.00	0.00
729.000	POSTAGE	2,400.00	2,400.00	2,400.00	0.00	100.00
752.000	OFFICE SUPPLIES	2,000.00	2,000.00	656.85	1,343.15	32.84
778.000	EQUIPMENT MAINTENANCE	7,200.00	7,200.00	1,605.00	5,595.00	22.29
800.000	CONTRACTUAL SERVICES	50.00	50.00	0.00	50.00	0.00
901.000	ADVERTISING	200.00	200.00	0.00	200.00	0.00
956.000	MISCELLANEOUS	300.00	300.00	220.06	79.94	73.35
957.000	CAPITAL OUTLAY	5,200.00	5,200.00	0.00	5,200.00	0.00
Total Dept 190.000 - ELECTION DEPARTMENT		30,192.00	30,192.00	9,171.54	21,020.46	30.38
Dept 202.000 - ASSESSOR						
702.000	SALARIES	0.00	0.00	(2,000.00)	2,000.00	100.00

ACCOUNT DESCRIPTION	2023		YTD BALANCE 06/30/2023	AVAILABLE BALANCE	% BDGT USED
	ORIGINAL BUDGET	2023 AMENDED BUDGET			
Fund 101 - GENERAL FUND					
Expenditures					
705.000 TEMPORARY & PART TIME	12,000.00	12,000.00	2,168.40	9,831.60	18.07
709.000 SOCIAL SECURITY/MEDICARE	5,056.00	5,056.00	2,228.32	2,827.68	44.07
752.000 OFFICE SUPPLIES	200.00	200.00	24.88	175.12	12.44
800.000 CONTRACTUAL SERVICES	54,080.00	54,080.00	26,960.00	27,120.00	49.85
802.000 MEMBERSHIP - PUBLICATION	300.00	300.00	95.00	205.00	31.67
826.000 LEGAL/CONSULTING SERVICES	2,000.00	2,000.00	0.00	2,000.00	0.00
860.000 TRAVEL	300.00	300.00	0.00	300.00	0.00
Total Dept 202.000 - ASSESSOR	73,936.00	73,936.00	29,476.60	44,459.40	39.87
Dept 215.000 - CLERK					
702.000 SALARIES	118,070.00	118,070.00	54,300.78	63,769.22	45.99
709.000 SOCIAL SECURITY/MEDICARE	9,033.00	9,033.00	3,560.85	5,472.15	39.42
755.000 OTHER SUPPLIES	600.00	600.00	30.54	569.46	5.09
802.000 MEMBERSHIP - PUBLICATION	400.00	400.00	160.00	240.00	40.00
826.000 LEGAL/CONSULTING SERVICES	6,000.00	6,000.00	4,788.00	1,212.00	79.80
840.000 TRAINING & EDUCATION	5,900.00	5,900.00	1,389.31	4,510.69	23.55
956.000 MISCELLANEOUS	500.00	500.00	184.27	315.73	36.85
957.000 CAPITAL OUTLAY	2,000.00	2,000.00	0.00	2,000.00	0.00
Total Dept 215.000 - CLERK	142,503.00	142,503.00	64,413.75	78,089.25	45.20
Dept 247.000 - BOARD OF REVIEW					
709.000 SOCIAL SECURITY/MEDICARE	153.00	153.00	34.22	118.78	22.37
710.000 PER MEETING COMPENSATION	2,000.00	2,000.00	936.00	1,064.00	46.80
860.000 TRAVEL	100.00	100.00	0.00	100.00	0.00
901.000 ADVERTISING	500.00	500.00	111.30	388.70	22.26
Total Dept 247.000 - BOARD OF REVIEW	2,753.00	2,753.00	1,081.52	1,671.48	39.29
Dept 253.000 - TREASURER					
702.000 SALARIES	50,836.00	50,836.00	24,034.82	26,801.18	47.28
709.000 SOCIAL SECURITY/MEDICARE	3,889.00	3,889.00	1,551.74	2,337.26	39.90
713.000 OVERTIME	0.00	0.00	109.20	(109.20)	100.00
728.000 PRINTING	1,000.00	1,000.00	0.00	1,000.00	0.00
729.000 POSTAGE	4,500.00	4,500.00	0.00	4,500.00	0.00
752.000 OFFICE SUPPLIES	200.00	200.00	0.00	200.00	0.00
801.000 PROFESSIONAL SERVICES	14,000.00	14,000.00	11,111.67	2,888.33	79.37
802.000 MEMBERSHIP - PUBLICATION	100.00	100.00	99.00	1.00	99.00
840.000 TRAINING & EDUCATION	500.00	500.00	199.00	301.00	39.80
860.000 TRAVEL	300.00	300.00	0.00	300.00	0.00
901.000 ADVERTISING	100.00	100.00	20.79	79.21	20.79
956.000 MISCELLANEOUS	200.00	200.00	35.00	165.00	17.50
Total Dept 253.000 - TREASURER	75,625.00	75,625.00	37,161.22	38,463.78	49.14
Dept 258.000 - TECHNOLOGY					
755.000 OTHER SUPPLIES	1,001.00	1,001.00	296.26	704.74	29.60
778.000 EQUIPMENT MAINTENANCE	2,000.00	2,000.00	70.00	1,930.00	3.50
800.000 CONTRACTUAL SERVICES	25,000.00	25,000.00	17,608.21	7,391.79	70.43
802.000 MEMBERSHIP - PUBLICATION	200.00	200.00	0.00	200.00	0.00
853.000 TELEPHONE	6,720.00	6,720.00	4,936.29	1,783.71	73.46
956.000 MISCELLANEOUS	100.00	100.00	0.00	100.00	0.00
957.000 CAPITAL OUTLAY	12,300.00	12,300.00	572.34	11,727.66	4.65
Total Dept 258.000 - TECHNOLOGY	47,321.00	47,321.00	23,483.10	23,837.90	49.63
Dept 265.000 - TOWNSHIP HALL & GROUNDS					
770.000 BUILDING MAINTENANCE	17,150.00	17,150.00	2,366.12	14,783.88	13.80
776.000 JANITORIAL SUPPLIES	4,000.00	4,000.00	1,254.01	2,745.99	31.35
800.000 CONTRACTUAL SERVICES	500.00	500.00	80.00	420.00	16.00
920.000 UTILITIES	38,180.00	38,180.00	15,189.62	22,990.38	39.78
956.000 MISCELLANEOUS	10,625.00	10,625.00	2,679.27	7,945.73	25.22
957.000 CAPITAL OUTLAY	130,000.00	130,000.00	4,800.00	125,200.00	3.69
Total Dept 265.000 - TOWNSHIP HALL & GROUNDS	200,455.00	200,455.00	26,369.02	174,085.98	13.15
Dept 285.000 - OTHER GENERAL GOVERNMENT					
728.000 PRINTING	700.00	700.00	313.08	386.92	44.73
729.000 POSTAGE	5,508.00	5,508.00	3,256.20	2,251.80	59.12

ACCOUNT DESCRIPTION	2023		YTD BALANCE 06/30/2023	AVAILABLE BALANCE	% BDGT USED
	ORIGINAL BUDGET	2023 AMENDED BUDGET			
Fund 101 - GENERAL FUND					
Expenditures					
732.000 COPIER	8,000.00	8,000.00	236.50	7,763.50	2.96
752.000 OFFICE SUPPLIES	5,000.00	5,000.00	1,618.67	3,381.33	32.37
840.000 TRAINING & EDUCATION	14,500.00	14,500.00	17,765.60	(3,265.60)	122.52
910.000 INSURANCE & BONDS	76,480.00	76,480.00	53,779.00	22,701.00	70.32
925.000 HEALTH INSURANCE	221,946.00	221,946.00	163,875.41	58,070.59	73.84
926.000 PENSION	100,535.00	100,535.00	40,059.34	60,475.66	39.85
927.000 UNEMPLOYMENT TAXES	2,993.00	2,993.00	2,191.00	802.00	73.20
951.000 CONTINGENCY	17,000.00	17,000.00	0.00	17,000.00	0.00
952.000 SALARY/BENEFIT CONTINGENCY	13,000.00	13,000.00	0.00	13,000.00	0.00
956.000 MISCELLANEOUS	900.00	900.00	195.00	705.00	21.67
Total Dept 285.000 - OTHER GENERAL GOVERNMENT	466,562.00	466,562.00	283,289.80	183,272.20	60.72
Dept 305.000 - POLICE DEPARTMENT					
702.000 SALARIES	359,278.00	359,278.00	131,812.54	227,465.46	36.69
705.000 TEMPORARY & PART TIME	25,500.00	25,500.00	275.20	25,224.80	1.08
709.000 SOCIAL SECURITY/MEDICARE	31,348.00	31,348.00	11,479.91	19,868.09	36.62
713.000 OVERTIME	25,000.00	32,042.00	14,627.71	17,414.29	45.65
728.000 PRINTING	1,200.00	1,200.00	0.00	1,200.00	0.00
729.000 POSTAGE	500.00	500.00	0.00	500.00	0.00
742.000 VEHICLE OPERATIONS	20,000.00	20,000.00	5,117.49	14,882.51	25.59
745.000 UNIFORMS & ACCESSORIES	5,000.00	5,000.00	2,557.94	2,442.06	51.16
746.000 ANIMAL WELFARE	1,400.00	1,400.00	252.50	1,147.50	18.04
752.000 OFFICE SUPPLIES	1,500.00	1,500.00	292.01	1,207.99	19.47
755.000 OTHER SUPPLIES	950.00	950.00	140.98	809.02	14.84
778.000 EQUIPMENT MAINTENANCE	12,500.00	12,500.00	2,582.90	9,917.10	20.66
800.000 CONTRACTUAL SERVICES	21,700.00	21,700.00	11,007.97	10,692.03	50.73
802.000 MEMBERSHIP - PUBLICATION	325.00	325.00	235.00	90.00	72.31
840.000 TRAINING & EDUCATION	7,500.00	7,500.00	2,262.56	5,237.44	30.17
956.000 MISCELLANEOUS	200.00	200.00	57.75	142.25	28.88
957.000 CAPITAL OUTLAY	17,200.00	17,200.00	1,970.87	15,229.13	11.46
Total Dept 305.000 - POLICE DEPARTMENT	531,101.00	538,143.00	184,673.33	353,469.67	34.32
Dept 340.000 - FIRE DEPARTMENT					
709.000 SOCIAL SECURITY/MEDICARE	3,397.00	3,397.00	305.94	3,091.06	9.01
710.000 PER MEETING COMPENSATION	44,400.00	44,400.00	14,418.30	29,981.70	32.47
715.000 TRAINING	8,000.00	8,000.00	3,538.08	4,461.92	44.23
742.000 VEHICLE OPERATIONS	4,500.00	4,500.00	715.18	3,784.82	15.89
745.000 UNIFORMS & ACCESSORIES	16,500.00	16,500.00	1,448.85	15,051.15	8.78
772.000 EQUIPMENT	7,000.00	7,000.00	4,885.83	2,114.17	69.80
778.000 EQUIPMENT MAINTENANCE	24,750.00	24,750.00	3,821.57	20,928.43	15.44
802.000 MEMBERSHIP - PUBLICATION	500.00	500.00	264.00	236.00	52.80
808.000 SERVICE CONTRACTS	2,000.00	2,000.00	0.00	2,000.00	0.00
840.000 TRAINING & EDUCATION	5,150.00	5,150.00	3,493.83	1,656.17	67.84
956.000 MISCELLANEOUS	1,250.00	1,250.00	291.81	958.19	23.34
957.000 CAPITAL OUTLAY	90,000.00	91,400.00	0.00	91,400.00	0.00
Total Dept 340.000 - FIRE DEPARTMENT	207,447.00	208,847.00	33,183.39	175,663.61	15.89
Dept 440.000 - STREETS					
767.000 SIGNS & MARKERS	750.00	750.00	0.00	750.00	0.00
780.000 MAINTENANCE	1,000.00	1,000.00	77.84	922.16	7.78
928.000 STREET LIGHTS	21,000.00	21,000.00	9,674.73	11,325.27	46.07
Total Dept 440.000 - STREETS	22,750.00	22,750.00	9,752.57	12,997.43	42.87
Dept 526.000 - SANITARY LANDFILL					
800.000 CONTRACTUAL SERVICES	5,300.00	5,300.00	2,099.16	3,200.84	39.61
956.000 MISCELLANEOUS	30,000.00	30,000.00	0.00	30,000.00	0.00
Total Dept 526.000 - SANITARY LANDFILL	35,300.00	35,300.00	2,099.16	33,200.84	5.95
Dept 756.000 - RECREATION AND PROPERTIES					
702.000 SALARIES	114,173.00	114,173.00	45,388.38	68,784.62	39.75
705.000 TEMPORARY & PART TIME	12,000.00	12,000.00	0.00	12,000.00	0.00
709.000 SOCIAL SECURITY/MEDICARE	9,653.00	9,653.00	3,444.93	6,208.07	35.69
713.000 OVERTIME	3,500.00	3,500.00	0.00	3,500.00	0.00
742.000 VEHICLE OPERATIONS	12,200.00	12,200.00	4,991.46	7,208.54	40.91
770.000 BUILDING MAINTENANCE	5,300.00	5,300.00	811.52	4,488.48	15.31
778.000 EQUIPMENT MAINTENANCE	3,000.00	3,000.00	1,090.19	1,909.81	36.34
790.000 GROUNDS AND EQUIP MAINTENANCE	162,000.00	162,000.00	3,492.68	158,507.32	2.16

ACCOUNT DESCRIPTION	2023		YTD BALANCE 06/30/2023	AVAILABLE BALANCE	% BDGT USED
	ORIGINAL BUDGET	2023 AMENDED BUDGET			
Fund 101 - GENERAL FUND					
Expenditures					
801.000 PROFESSIONAL SERVICES	250.00	250.00	75.00	175.00	30.00
853.000 TELEPHONE	1,000.00	1,000.00	163.79	836.21	16.38
920.000 UTILITIES	2,375.00	2,375.00	869.47	1,505.53	36.61
956.000 MISCELLANEOUS	2,800.00	2,800.00	0.00	2,800.00	0.00
957.000 CAPITAL OUTLAY	242,500.00	242,500.00	6,445.00	236,055.00	2.66
Total Dept 756.000 - RECREATION AND PROPERTIES	570,751.00	570,751.00	66,772.42	503,978.58	11.70
Dept 800.000 - ZONING					
702.000 SALARIES	113,251.00	113,251.00	52,269.72	60,981.28	46.15
709.000 SOCIAL SECURITY/MEDICARE	8,664.00	8,664.00	3,595.31	5,068.69	41.50
750.000 MEETING SUPPLIES	100.00	100.00	0.00	100.00	0.00
755.000 OTHER SUPPLIES	200.00	200.00	0.00	200.00	0.00
801.000 PROFESSIONAL SERVICES	1,050.00	1,050.00	0.00	1,050.00	0.00
802.000 MEMBERSHIP - PUBLICATION	500.00	500.00	0.00	500.00	0.00
860.000 TRAVEL	1,000.00	1,000.00	0.00	1,000.00	0.00
956.000 MISCELLANEOUS	200.00	200.00	0.00	200.00	0.00
Total Dept 800.000 - ZONING	124,965.00	124,965.00	55,865.03	69,099.97	44.70
Dept 805.000 - ZONING/PLANNING COMMISSION					
709.000 SOCIAL SECURITY/MEDICARE	502.00	502.00	43.29	458.71	8.62
710.000 PER MEETING COMPENSATION	6,552.00	6,552.00	2,984.80	3,567.20	45.56
729.000 POSTAGE	2,400.00	2,400.00	0.00	2,400.00	0.00
801.000 PROFESSIONAL SERVICES	1,000.00	1,000.00	0.00	1,000.00	0.00
802.000 MEMBERSHIP - PUBLICATION	650.00	650.00	264.33	385.67	40.67
860.000 TRAVEL	150.00	150.00	0.00	150.00	0.00
901.000 ADVERTISING	1,500.00	1,500.00	427.44	1,072.56	28.50
Total Dept 805.000 - ZONING/PLANNING COMMISSION	12,754.00	12,754.00	3,719.86	9,034.14	29.17
Dept 815.000 - ZONING/APPEALS BOARD					
709.000 SOCIAL SECURITY/MEDICARE	172.00	172.00	4.51	167.49	2.62
710.000 PER MEETING COMPENSATION	2,247.00	2,247.00	312.00	1,935.00	13.89
801.000 PROFESSIONAL SERVICES	500.00	500.00	0.00	500.00	0.00
860.000 TRAVEL	150.00	150.00	0.00	150.00	0.00
901.000 ADVERTISING	1,500.00	1,500.00	289.33	1,210.67	19.29
Total Dept 815.000 - ZONING/APPEALS BOARD	4,569.00	4,569.00	605.84	3,963.16	13.26
TOTAL EXPENDITURES	2,762,077.00	2,774,019.00	931,534.49	1,842,484.51	33.58
Fund 101 - GENERAL FUND:					
TOTAL REVENUES	2,779,572.00	2,791,514.00	511,731.47	2,279,782.53	18.33
TOTAL EXPENDITURES	2,762,077.00	2,774,019.00	931,534.49	1,842,484.51	33.58
NET OF REVENUES & EXPENDITURES	17,495.00	17,495.00	(419,803.02)	437,298.02	2,399.56

07/11/2023

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK DATE FROM 07/11/2023 - 07/11/2023

Check Date	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING			
07/11/2023	26236	ALGER-DELTA CO-OPERATIVE	1,970.40
07/11/2023	26237	AMAZON CAPITAL SERVICES	153.65
07/11/2023	26238	ANDERSON, TACKMAN & CO.	1,000.00
07/11/2023	26239	BARAGA TELEPHONE COMPANY	2.14
07/11/2023	26240	CHOCOLAY TOWNSHIP	658.13
07/11/2023	26241	CHOCOLAY TWP. VOL. FIRE. DEPT.	327.60
07/11/2023	26242	CORE & MAIN	266.78
07/11/2023	26243	DMI MARQUETTE	2,515.00
07/11/2023	26244	HOLIDAY 50 MINUTE CLEANERS	51.16
07/11/2023	26245	KONICA MINOLTA BUSINESS	1,223.87
07/11/2023	26246	LOWE'S HOME CENTERS, INC.	30.17
07/11/2023	26247	MENARDS	189.85
07/11/2023	26248	PENINSULA FIBER NETWORK LLC	507.35
07/11/2023	26249	PITNEY BOWES, INC	91.29
07/11/2023	26250	SIRCHIE	40.32
07/11/2023	26251	THE UNIFORM SHOPPE	1,561.76
07/11/2023	26252	TIMBER RIDGE CONSTRUCTION	6,445.00
07/11/2023	26253	ULINE	700.79
07/11/2023	26254	UPAWS	77.50
07/11/2023	26255	VERIZON	282.12
07/11/2023	26256	WASTE MANAGEMENT OF WI-MN	15,500.00
07/11/2023	26257	WASTE MANAGEMENT OF WI-MN	150.00
07/11/2023	26258	WEX BANK	2,182.09
07/11/2023	26259	WOLVERINE DOOR SERVICE	58.50

GEN TOTALS:

Total of 24 Checks:	35,985.47
Less 0 Void Checks:	0.00
Total of 24 Disbursements:	35,985.47

GENERAL FUND	\$	33,043.93
SEWER FUND	\$	2,941.54
	\$	35,985.47

07/20/2023

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK DATE FROM 07/20/2023 - 07/20/2023

Check Date	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING			
07/20/2023	26260	ACE HARDWARE	6.99
07/20/2023	26261	AMAZON CAPITAL SERVICES	105.64
07/20/2023	26262	BENSINGER, COTANT, & MENKES,PC	1,092.00
07/20/2023	26263	CONWAY SHIELDS	62.50
07/20/2023	26264	COUNTRY MILE DOCUMENT DESTRUCTION	63.25
07/20/2023	26265	DELTA DENTAL	1,015.85
07/20/2023	26266	DISCOUNT CELL INC.	431.10
07/20/2023	26267	EL COM SYSTEMS	996.00
07/20/2023	26268	ELAN FINANCIAL SERVICES	5,142.45
07/20/2023	26269	FDS ENGINEERING & ELECTRICAL SERV	320.00
07/20/2023	26270	GREAT LAKES TV SEAL INC	34,061.29
07/20/2023	26271	JEFFERSON FIRE & SAFETY	1,350.94
07/20/2023	26272	MARQUETTE COUNTY	376.01
07/20/2023	26273	MEDICAL AIR SERVICES ASSOCIATION	180.00
07/20/2023	26274	MENARDS	314.65
07/20/2023	26275	MINING JOURNAL	402.44
07/20/2023	26276	O'REILLY AUTOMOTIVE INC.	37.96
07/20/2023	26277	ODP BUSINESS SOLUTIONS LLC	50.79
07/20/2023	26278	RINGCENTRAL INC	1,427.59
07/20/2023	26279	SBAM PLAN	15,201.36
07/20/2023	26280	ULINE	1,348.46
07/20/2023	26281	VERIZON	289.42
07/20/2023	26282	VSP-VISION SERVICE PLAN	639.35
07/20/2023	26283	WASTE MANAGEMENT OF WI-MN	281.48

GEN TOTALS:

Total of 24 Checks:	65,197.52
Less 0 Void Checks:	0.00
Total of 24 Disbursements:	<u>65,197.52</u>

GENERAL FUND	\$	28,633.14
CAPITAL FUND	\$	1,271.00
SEWER FUND	\$	35,293.38
	\$	65,197.52

07/28/2023

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK DATE FROM 07/28/2023 - 07/28/2023

Check Date	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING			
07/28/2023	26284	AMAZON CAPITAL SERVICES	261.98
07/28/2023	26285	ANTLER TREE SERVICE	1,800.00
07/28/2023	26286	CITY OF MARQUETTE	4,813.36
07/28/2023	26287	INCLUSION SOLUTIONS LLC	2,104.96
07/28/2023	26288	LASCO DEVELOPMENT CORPORATION	1,002.50
07/28/2023	26289	MARQUETTE BD OF LIGHT & POWER	3,521.61
07/28/2023	26290	MENARDS	707.14
07/28/2023	26291	OHD, LLLP	410.00
07/28/2023	26292	PITNEY BOWES, INC	2,015.00
07/28/2023	26293	SEMCO ENERGY GAS COMPANY	353.77
07/28/2023	26294	STANDARD INSURANCE COMPANY	920.98
07/28/2023	26295	ULINE	190.80
GEN TOTALS:			
Total of 12 Checks:			18,102.10
Less 0 Void Checks:			0.00
Total of 12 Disbursements:			18,102.10
GENERAL FUND	\$	12,036.95	
SEWER FUND	\$	6,065.15	
	\$	18,102.10	

Chocolay Township Payroll

Date	Amount	Check Numbers
July 6, 2023	\$ 31,538.04	DD3429 - DD3466
BIWKLY / FIRE	\$ 4,243.98	11381- 11386
	\$ 8,845.97	Federal ACH
	\$ 1,561.21	Michigan ACH
	\$ 3,527.34	Mers ACH Employer/Employee
	\$ 49,716.54	Total Payroll
July 20, 2023	\$ 30,018.65	DD3467- DD3494
BIWKLY / MTHLY	\$ 4,009.22	11387-11392
	\$ 9,712.24	Federal ACH
	\$ 1,573.98	Michigan ACH
	\$ 3,769.70	Mers ACH Employer/Employee
	\$ 49,083.79	Total Payroll



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: Joint Meeting with the Township Board – AF Framework Presentation

Meeting: Planning Commission Meeting

Date: August 21, 2023

Issue Summary

Proposed agriculture zoning district ordinance language and uses.

Background

Research in 2018 provided an analysis of the non-conforming parcels within the Township. Primary concern from that analysis was the percentage of non-conformance in the AF zoning district. Additional concerns were raised regarding the minimum lot width requirement, especially in the R-1, R-2 and WFR zoning districts.

Additional information has been added to the 2018 research that showed the impact of reducing the size of the AF parcels from the 20 acres minimum required in the current zoning ordinance. At the October 10, 2022 meeting, three suggested ranges for analysis were used: 10 acres, 5 acres, and 2 acres. Each range showed the number of remaining non-conformances and the reduction in the number of non-conforming parcels. (see attached)

Additional documents were added for Commissioner review. Zoning ordinance extracts and maps were taken from three townships (Empire, Glen Arbor, and Lake) for language considerations and to show different ways that the acreage discussion has been implemented. The townships were chosen based on similarity to Chocolay Township in population and geography.

To aid in the discussion, the Commissioners received an extract from the 1977 Township zoning ordinance that showed the zoning designations for each zoning district. This extracted data was further summarized in a document that compared the 1977 classifications with the current zoning ordinance classifications.

A map was developed that showed the zoning districts from 1977. A draft version of the 2008 zoning map was also provided. A map showing the non-conformances by zoning district was included for discussion purposes.

A document was included that outlined proposed changes to sections 6.1 and 6.2 of the Township zoning ordinance. The proposed changes included a rewrite of existing language, removal of footnotes under the table in 6.1, and a table with the proposed changes in zoning district names, lot sizes and setbacks (see attached).

At the October 2022 meeting, Commissioners requested maps showing the various acreage sizes throughout the Agriculture / Forestry (AF) zoning district. Maps for this request showed the acreage sizes in six size categories:

- less than two acres
- two to five acres
- five to ten acres
- ten acres to fifteen acres
- fifteen acres to 20 acres
- over 20 acres



At the November 2022 meeting, the topic was tabled until an opinion could be obtained from the Township attorney regarding the rezoning of parcels in the AF district to different acreage sizes.

At the February 2023 joint meeting the Township attorney gave a presentation related to the process of rezoning the AF properties, which gave the Commissioners the ability to return to the non-conformance discussion.

At the February 2023 regular meeting Commissioners requested the table that included percentage of reductions in non-conformances be included as part of the March agenda materials. Staff summarized the original document and presented the summary data and included it for the March meeting (see attached).

At the March meeting, Commissioners reviewed recommendations for splitting the current AF zoning district into three separate districts. Commissioners requested additional details on these districts at a future meeting (see attached).

At the June meeting, Commissioners reviewed recommendations for splitting the current AF zoning district into three separate districts and set the acreage sizes for each district. Commissioners also reviewed the uses for the proposed districts.

Prior to the July meeting, staff researched the requirements for the following items:

- Adult foster care facility
- Child care center
- Family child care home
- Group child care home
- Qualified residential treatment program
- State licensed residential facility

Staff found requirements detailed in the Michigan *Zoning Enabling Act*, section 125.3206 that required changes to the proposed use tables (see attached extract).

At the July meeting, Commissioners reviewed the intent statements and land uses for each of the proposed zoning districts (AG 1, AG 2, and AG 3) (see attached).

Staff Research

Author: Dale Throenle
Date: August 16, 2023

Attachments

1. *Non-conforming parcel research, October 10, 2022*
2. *Proposed zoning districts, lot sizes and setbacks, October 10, 2022*
3. *Non-conforming parcels – AF, March 3, 2023*
4. *Proposed AF districts, March 3, 2023*
5. *Michigan Zoning Enabling Act extract, pages five and six, July 17, 2023*
6. *Proposed Agriculture Zoning Districts – Comparisons, July 17, 2023*

Non-Conforming Parcel Research

Minimum Lot Size Non-Conformance

The research concept is to determine how many parcels are non-conforming based on acreage size.

Current Non-Conforming Parcels - Minimum Lot Size						
Zoning District	Minimum Lot Size	Parcels	Parcels Counted	Percentage Not Counted	Parcels Non-Conforming	Percentage Non-Conforming
AF	20 acres	867	862	0.58%	528	61.25%
Commercial	25,000 sq ft	88	87	1.14%	33	37.93%
Industrial	1 acre	24	24	0.00%	5	20.83%
R-1 with sewer connect	18,750 sq ft	163	160	1.84%	47	29.38%
R-1 no sewer connect	25,000 sq ft	1,580	1,564	1.01%	484	30.95%
R-2	10,500 sq ft	187	186	0.53%	42	22.58%
WFR	25,000 sq ft	529	513	3.02%	41	7.99%
Total Township		3,438	3,396	1.22%	1,180	34.75%

Notes Parcels counted are parcels that contain a lot size greater than 0 in the Assessing database
 Percentage of non-conforming acreage is based on value in *Parcels Counted*

Minimum Lot Width Non-Conformance

The research concept is to determine how many parcels are non-conforming based on minimum lot frontage.

Current Non-Conforming Parcels - Minimum Lot Width						
Zoning District	Minimum Lot Width	Parcels	Parcels Counted	Percentage Not Counted	Parcels Non-Conforming	Percentage Non-Conforming
AF	none	867	-	-	-	-
Commercial	125 feet	88	80	9.09%	25	31.25%
Industrial	150 feet	24	23	4.17%	3	13.04%
R-1 with sewer connect	125 feet	163	100	38.65%	68	68.00%
R-1 no sewer connect	125 feet	1,580	990	37.34%	104	10.51%
R-2	50 feet	187	177	5.35%	1	0.56%
WFR	125 feet	529	486	8.13%	296	60.91%
Total Township		3,438	1,856	46.02%	497	26.78%



Notes Parcels counted are parcels that contain a lot width greater than 0 in the Assessing database.
 Percentage of non-conforming lot width is based on value in *Parcels Counted*.
 AF properties were not calculated because AF does not have a minimum lot width specified.

Minimum Lot Size and Minimum Lot Width Non-Conformance

The research concept is to determine how many parcels are non-conforming for both the acreage size and the minimum lot width.

Current Non-Conforming Parcels - Both Minimum Lot Size and Minimum Lot Width						
Zoning District	Minimum Lot Size	Minimum Lot Width	Parcels	Parcels Counted	Percentage Not Counted	Parcels Both Non-Conformances
AF	20 acres	none	867	-	-	-
Commercial	25,000 sq ft	125 feet	88	80	9.09%	14
Industrial	1 acre	150 feet	24	23	4.17%	1
R-1 with sewer connect	18,750 sq ft	125 feet	163	100	38.65%	48
R-1 no sewer connect	25,000 sq ft	125 feet	1,580	989	37.41%	50
R-2	10,500 sq ft	50 feet	187	176	5.88%	1
WFR	25,000 sq ft	125 feet	529	484	8.51%	22
Total Township			3,438	1,852	46.13%	136

Notes Parcels counted are parcels that contain a lot width greater than 0 in the Assessing database.
 Percentage of non-conforming lot width is based on value in *Parcels Counted*.
 AF properties were not calculated because AF does not have a minimum lot width specified.

Suggested Changes

Minimum Lot Size

The research concept is to show potential reductions in non-conformances based on changes in the lot size for the Agriculture / Forestry (AF) zoning district.

Lot Size						
Zoning District	Minimum Lot Size	Parcels Counted	New Parcels Non-Conforming	New Percentage Non-Conforming	Reduction in Non-Conforming Parcels	Percentage Change in Non-Conforming Parcels
AF	10 acres	862	390	45.24%	138	-26.14%
AF	5 acres	862	265	30.74%	263	-49.81%
AF	2 acres	862	166	19.26%	362	-68.56%



Minimum Lot Frontage Width

The research concept is to show potential reductions in non-conformances based on minimum lot width for the Single Family Residential (R-1), High Density Residential (R-2), and Waterfront Residential District (WFR) zoning districts.

There are no suggested changes for the C, I, and R-2 districts.

Lot Size						
Zoning District	Minimum Lot Width	Parcels Counted	New Parcels Non- Conforming	New Percentage Non- Conforming	Reduction in Non-Conforming Parcels	Percentage Change in Non- Conforming Parcels
R-1 with sewer connect	100 feet	100	10	10.00%	58	-85.29%
R-1 no sewer connect	100 feet	990	42	4.24%	62	-59.62%
WFR	100 feet	486	70	14.40%	226	-76.35%
Total Township		1,576	122		346	



PROPOSED ZONING DISTRICTS, LOT SIZES AND SETBACKS

Current Section 6.1 Original Language and Table

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	None
C	30	5	20	30 ₆	25,000 square feet	125
I	40	5	20	30 ₆	1 acre	150
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~~)
- (B) In Districts R-1, R-2, MFR, WFR, and AF, the minimum lot size and lot width regulations do not apply to any nonconforming parcel of land shown as lot in a recorded plat, or described in a deed or land contract executed and delivered prior to the effective date of this Ordinance.
- (C) There shall be a maximum floor area ratio of 25 percent in District MFR and 80 percent in Districts C and I.
- (D) There shall be a maximum ground coverage ratio of 30 percent in District MFR and 40 percent in Districts C and I.
- (E) There shall be a minimum landscaped open space of 30% in District MFR and 10% in Districts C and I. There shall be a minimum of 2.5% landscaped open space within the front yard setback.

Current Section 6.2 Original Language

6.2 Zoning District Boundary Setback Regulations

On lots in Districts C and I, no structure shall be erected or maintained within 30 feet of the boundary line of any R-1, R-2, or MFR Districts. Where a district boundary line divides a lot into two districts, it shall be treated as a lot line for purposes of the setback provisions of this Ordinance.

PROPOSED CHANGES

Proposed Language Changes

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 in Table 6.1.
- (B) Except as otherwise specifically provided in this Ordinance, no structure, regardless of size, can encroach on the setbacks established for a zoning district without approval from the Zoning Board of Appeals.
- (C) Except as otherwise specifically provided in this Ordinance, no structure shall be erected or maintained which exceeds the height limit specified in **Table 6.1**.
- (D) Lot width shall be measured at the location of the front setback line.
- (E) If a parcel is considered a corner lot, the parcel will have two front and two side setbacks (see *Diagram 6.1*)

Diagram 6.1 Corner Lot



- (F) All distances are measured in feet from the longest extension of a structure (see *Diagram 6.2*).

Diagram 6.2 Lot Measurement From A Structure



- (G) If a parcel is in the RP (Resource Production) zoning district, height at any point on a structure shall not exceed the horizontal distance to any lot line (see *Diagram 6.3*).

Diagram 6.3 RP Zoning District Height Determination



- (H) If a parcel is served by public sewer and /or public water, the minimum lot size requirement will be reduced by 25 percent.
- (I) For proposed Planned Unit Developments in any zoning district, 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 as detailed in Section 999 of this Ordinance.
- (J) In any zoning district, the minimum lot size and lot width regulations do not apply to any parcel of land shown as lot in a recorded plat or described in a deed or land contract executed and delivered prior to the effective date of this Ordinance.
- (K) In zoning districts C (Commercial) and I (Industrial) there shall be:
- No structure erected or maintained within 30 feet of the boundary line of any MFR, MP, RI, R2, RP, RR or SR zoning districts.
 - A maximum floor area ratio of 80 percent.
 - A maximum ground cover ratio of 40 percent.
 - A minimum landscaped open space of 10 percent.
 - A minimum of 2.5% landscaped open space within the front yard setback.
- (L) In zoning district MFR there shall be:
- A maximum floor area ratio of 25 percent.
 - A maximum ground cover ratio of 30 percent.
 - A minimum landscaped open space of 30 percent.
 - A minimum of 2.5% landscaped open space within the front yard setback.
- (M) Where a district boundary line divides a lot into two districts, the district boundary shall be treated as a lot line for purposes of the setback provisions of this Ordinance.

Proposed Regulations Table

Table 6.1 Schedule of Regulations

District	Front	Side	Rear	Height	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)	Minimum Lot Width
C	30	5	20	30	25,000	0.57	125
I	30	5	20	30	43,560	1	150
MFR	30	30	30	30	871,200	20	none
MP	30	20	30	30	none		none
PUD	TBD	TBD	TBD	30	217,800	5	300
RP	30	10	30	²	871,200	20	none
R1	30	10 2	30	30	25,000	0.57	100
R2	25	5	25	30	10,500	0.24	50
RR	30	10	30	30	87,120	2	100
SR	30	10	30	30	25,000	0.57	100

Proposed Zoning District Change Description

Note: This section is for information purposes only. It is not intended to be included in the new ordinance language.

Current Zoning District	Proposed Zoning District	Description
AF Agriculture / Forestry	RP Resource Production	Set side setbacks to 10 feet to be consistent with other residential use districts; this also reduces current non-conformities
C Commercial	C Commercial	No change
I Industrial	I Industrial	Change front setback from 40 feet to 30 feet to align with all other zoning districts
MFR Multi-Family Residential	MFR Multi-Family Residential	No change
MP Municipal Properties	MP Municipal Properties	Change front setback from 40 feet to 30 feet to align with all other zoning districts
PUD Planned Unit Development	PUD Planned Unit Development	Remove footnote and add to language above the table; easier to see in the total regulations than looking for a footnote.
R-1 Single-Family Residential	R1 Residential	Change rear setback from 35 feet to 30 feet to align with all other zoning districts Change minimum lot width from 125 feet to 100 feet to reduce current non-conformities Remove acreage size footnote and add to language above the table; easier to see in the total regulations
R-2 High Density Residential	R2 High Density Residential	Remove acreage size footnote and add to language above the table; easier to see in the total regulations
	RR Rural Residential	Add this zoning district Set minimum acreage for the district to 2 acres to reduce

Current Zoning District	Proposed Zoning District	Description
		<p>current non-conformities found in the current AF (Agriculture / Forestry) district</p> <p>Set the lot frontage to 100 feet to be consistent with other residential districts</p>
<p>WFR Waterfront Residential</p>	<p>SR Shoreline Residential</p>	<p>Change side setback to 10 feet with no allowances for shorter distances for structures less than or equal to 720 square feet</p> <p>Change minimum lot width from 125 feet to 100 feet to reduce current non-conformities</p>

**Chocolay Township
Non-Conforming Parcels**

AF Summary

Reduction Analysis						
Lot Size						
Zoning District	Minimum Lot Size	Parcels	Parcels Counted	Percentage Not Counted	Remaining Non-Conforming Parcels	Percentage Remaining Non-Conforming Parcels
AF	20 acres	867	862	0.58%	528	61.25%
	10 acres	867	862	0.58%	390	45.24%
	5 acres	867	862	0.58%	265	30.74%
	2 acres	867	862	0.58%	166	19.26%
	1 acre	867	862	0.58%	68	7.89%
Notes	Parcels counted are parcels that contain a lot width greater than 0 in the Assessing database					
	Percentage of non-conforming lot width is based on value in <i>Parcels Counted</i>					
	Data listed is as of November, 2022					

XII.A.a.5

Proposed AF Districts

Zoning District	District Acreage	Frontage	Setbacks	District Use	District Prohibition	Regulatory Control
AF 1	0.5 acres – 3 acres	75 ft min	30 feet front 10 feet side 30 feet rear	Residential / PUD / cluster Chickens, hoop houses, small grow sales, bee keeping, green house residential	animal farming/riding activity	Michigan Right to Farm Generally Accepted Agricultural and Management Practices (enforced by MDARD)
AF 2	Between 3 acres and 10 acres	150 ft min	30 feet front 30 feet side 30 feet rear	Residential / cluster One domestic animal per acre Chickens / fowl Hobby farm / Upick farm / herb farm Green house commercial, Private riding stable, Community gardens, AG retail store Rural Residential Cluster with 50% or more open space and detailed in the master deed	PUD	Michigan Right to Farm Generally Accepted Agricultural and Management Practices (enforced by MDARD)
AF 3	≥ 10 acres	200 ft min	30 feet front 30 feet side 30 feet rear	Residential Unlimited agriculture Unlimited forestry Commercial riding stable Rural Residential Cluster with 50% or more open space and detailed in the master deed	PUD No divisions allowed under PA116 or Qualified Forestry Program Property No land divisions beyond the Michigan Land Division Act for parent parcels.	Michigan Right to Farm Generally Accepted Agricultural and Management Practices (enforced by MDARD) Michigan Land Division Act Michigan PA 116

1977 Zoning Ordinance Extract

Zoning District	District Acreage	Frontage	Setbacks	District Use	District Prohibition	Zoning Intent
RR-1	2 acres	200	30 feet front 30 feet side 30 feet rear	Single-family dwellings Churches Schools Parks	Trails Accessory housing units for the elderly parent(s) or grandparent(s) of the owner-occupiers of a single-family dwelling as permitted under Section 107 (C)	To establish and maintain an alternative residential environment in accessible rural areas at very low densities. (Section 207)
RR-2	5 acres	300	30 feet front 30 feet side 30 feet rear	The growing and harvesting of timber and the raising of livestock Agricultural produce, trees, shrubbery, flowers, etc. which are grown on the premises may also be marketed on the premises Detached single family dwellings are permitted on lots of five acres or more with 300 feet of lot width Boarding stables on lots of 20 acres or more	Resorts, bed & breakfast, riding stables, parks, trails, campgrounds, kennels, and day camps on lots of 20 acres or more Hunting and shooting preserves, winter sports facilities, and trails on lots of 20 acres or more Recreational structures on lots of 40 acres or more Unlighted golf courses on lots of 60 acres or more Accessory housing units for the elderly parent(s) or grandparent(s) of the owner-occupiers of a single-family dwelling as permitted under Section 107 (C)	To establish and maintain for low intensity use those areas which, because of their location and accessibility to existing utilities, paved public roads, community facilities, and public services, are suitable for wide range of very low density residential and recreational activities. (Section 208)

1977 Zoning Ordinance Extract (continued)

RP	20 acres	None	30 feet front 30 feet side 30 feet rear	The growing and harvesting of timber, livestock, riding or boarding stables, winter sports facilities, parks, agricultural produce, trees, shrubbery, flowers, etc., which are grown on the premises may also be marketed on the premises. Detached single-family dwellings are permitted on tracts of 20 acres or more	Resorts, Bed & Breakfast, lodges, Campground and Day Camps on lots of 20 acres or more. And trails. Hunting and shooting preserves on lots of 20 acres or more . Kennels on 20 acres or more . Recreational structures on lots of 20 acres or more . Unlighted golf courses on lots of 60 acres or more . Accessory Housing Units for the elderly parent(s) or grandparent(s) of the owner-occupiers of a single-family dwelling as permitted under Section 107 (C). (34-99-4) Wireless Communication Facilities subject to the conditions of Section 527.	To establish and maintain for low intensity use those areas which because of their location, accessibility and natural characteristics are suitable for a wide range of agricultural, forestry, and recreational uses. (Section 212)
OS	20 acres	None	30 feet front 30 feet side 30 feet rear	Growing and harvesting of timber and bush fruit, and agricultural produce, livestock, and wildlife management.	Single-family residences, resorts, Bed & Breakfast, trails, and other recreational uses, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact. Recreational structures on lots of 20 acres or more. Accessory Housing Units for the elderly parent(s) or grandparent(s) of the owner-occupiers of a single-family dwelling as permitted under Section 107 (C). (34-99-4)	To preserve as open space those lands which because of their soil, drainage or topographic characteristics, are unsuitable for development. (Section 213)

2008 Zoning Ordinance Extract

Zoning District	District Acreage	Frontage	Setbacks	District Use	District Prohibition s	Zoning Intent
AF	20 acres	None	30 feet front 30 feet side 30 feet rear	<ol style="list-style-type: none"> 1. Growing and harvesting of timber and bush fruit 2. Agricultural 3. Wildlife management 4. Outdoor wood boilers (see Section 6.5) (#34-13-05) 5. Single-family residences 6. Registered Rental Dwellings (#34-19-04) 7. Accessory structures (#34-21-02) 	<ol style="list-style-type: none"> 1. WECS 2. Resorts 3. Bed & Breakfast 4. Trails 5. Recreational uses/structures, on lots of 20 acres or more, where such development can be accomplished without significant adverse environmental impact 6. Racetracks 7. Hunting and shooting preserves on lots of 40 acres or more 8. Accessory Housing Units 9. Rural Cluster Development Subdivisions (see Section 6.12) 10. Contractor yards and shops 11. Parks (#34-09-02) 12. Kennels on lots 20 acres or more (#34-09-03) 13. Schools and Churches (#34-10-04) 14. Campgrounds on parcels 20 acres or more (#34-16-02) 	<p>To establish and maintain for low intensity use those areas which because of their location, accessibility and natural characteristics are suitable for a wide range of agricultural, forestry, and recreational uses. (Section 4.7)</p>

(e) The impact on other identifiable health, safety, and welfare interests in the local unit of government.

(f) The overall public interest in the extraction of the specific natural resources on the property.

(6) Subsections (3) to (5) do not limit a local unit of government's reasonable regulation of hours of operation, blasting hours, noise levels, dust control measures, and traffic, not preempted by part 632 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.63201 to 324.63223. However, such regulation shall be reasonable in accommodating customary mining operations.

(7) This act does not limit state regulatory authority under other statutes or rules.

History: 2006, Act 110, Eff. July 1, 2006;—Am. 2011, Act 113, Imd. Eff. July 20, 2011;—Am. 2012, Act 389, Eff. Mar. 28, 2013;—Am. 2018, Act 366, Eff. Mar. 12, 2019.

125.3205a Amateur radio service station antenna structures.

Sec. 205a. (1) 47 CFR 97.15 provides that owners of certain amateur radio service station antenna structures more than 60.96 meters (200 feet) above ground level at the site or located near or at a public use airport must notify the federal aviation administration and register with the federal communications commission as required by 47 CFR part 17.

(2) An amateur radio service station antenna structure may be erected at heights and dimensions sufficient to accommodate amateur radio service communications. Regulation of an amateur radio service station antenna structure by a local unit of government must not preclude amateur radio service communications. Rather, it must reasonably accommodate those communications and must constitute the minimum practicable regulation to accomplish the local unit of government's legitimate purpose.

(3) To obtain information about the regulation of amateur radio service station antenna structures, a person may contact any advisory board that is jointly established by the Michigan section of the American radio relay league and 1 or more state organizations representing local units of government.

History: Add. 2014, Act 556, Imd. Eff. Jan. 15, 2014.

125.3205d Zoning ordinance; prohibition or regulation of commemorative signs.

Sec. 205d. (1) A zoning ordinance shall not regulate or prohibit a sign that is located on or within a building and that commemorates any of the following:

(a) Any of the following who die in the line of duty:

(i) Police officers.

(ii) Firefighters.

(iii) Medical first responders.

(iv) Members of the United States Armed Forces.

(v) Corrections officers.

(b) Veterans of the United States Armed Forces.

(2) As used in this section, "medical first responder" means that term as defined in section 20906 of the public health code, 1978 PA 368, MCL 333.20906.

History: Add. 2018, Act 506, Eff. Mar. 28, 2019.

125.3206 Residential use of property; adult foster care facilities; family, group child care homes, or qualified residential treatment programs.

Sec. 206. (1) Except as provided in subsection (2), each of the following is a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone:

(a) A state licensed residential facility.

(b) A facility in use as described in section 3(4)(k) of the adult foster care facility licensing act, 1979 PA 218, MCL 400.703.

(c) A qualified residential treatment program that provides services for 10 or fewer individuals.

(2) Subsection (1) does not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

(3) For a county or township, a family child care home is a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(4) For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

(a) Is located not closer than 1,500 feet to any of the following:

(i) Another licensed group child care home.

(ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

(iii) A facility offering substance use disorder services to 7 or more people that is licensed under part 62 of the public health code, 1978 PA 368, MCL 333.6230 to 333.6251.

(iv) A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the department of corrections.

(b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

(c) Maintains the property consistent with the visible characteristics of the neighborhood.

(d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.

(e) Meets regulations, if any, governing signs used by a group child care home to identify itself.

(f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

(5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.

(6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with this section.

(7) This section does not prohibit a local unit of government from inspecting a family or group child care home for the home's compliance with and enforcing the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than 1973 PA 116, MCL 722.111 to 722.128.

(8) The establishment of any of the facilities listed under subsection (4)(a) after issuance of a special use permit, conditional use permit, or other similar permit pertaining to the group child care home does not affect renewal of that permit.

(9) This section does not prohibit a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed group child care home that does not meet the standards listed under subsection (4).

(10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

History: 2006, Act 110, Eff. July 1, 2006;—Am. 2007, Act 219, Imd. Eff. Dec. 28, 2007;—Am. 2018, Act 513, Eff. Mar. 28, 2019;—Am. 2022, Act 206, Imd. Eff. Oct. 7, 2022.

125.3207 Zoning ordinance or decision; effect as prohibiting establishment of land use.

Sec. 207. A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.

History: 2006, Act 110, Eff. July 1, 2006.

125.3208 Nonconforming uses or structures.

Sec. 208. (1) If the use of a dwelling, building, or structure or of the land is lawful at the time of enactment of a zoning ordinance or an amendment to a zoning ordinance, then that use may be continued although the use does not conform to the zoning ordinance or amendment. This subsection is intended to codify the law as it existed before July 1, 2006 in section 16(1) of the former county zoning act, 1943 PA 183, section 16(1) of the former township zoning act, 1943 PA 184, and section 3a(1) of the former city and village zoning act, 1921 PA 207, as they applied to counties, townships, and cities and villages, respectively, and shall be construed as a continuation of those laws and not as a new enactment.

(2) The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.

(3) The legislative body may acquire, by purchase, condemnation, or otherwise, private property or an interest in private property for the removal of nonconforming uses and structures. The legislative body may

Proposed Agriculture Zoning Districts Comparisons

Intent Comparison

District	Intent
AG 1	The intent of this district is to accommodate low-density residential and agriculture-related development.
AG 2	The intent of this district is to accommodate medium-density residential and agriculture-related development.
AG 3	The intent of this district is to establish and maintain areas suitable for a wide range of agricultural uses.

Acreage and Setback Requirements Comparison

District	District Acreage	Frontage Minimum	Setbacks (in feet)		
			Front	Side	Rear
AG 1	0.5 to 3 acres	75 feet	30	10	30
AG 2	3 acres to 10 acres	150 feet	30	30	30
AG 3	10 acres or more	200 feet	30	30	30

District Uses Comparison

Legend

Zoning District

AG 1 Agriculture – 0.5 to 3 acres **AG 2** Agriculture – 3 to 10 acres **AG 3** Agriculture – 10 acres or more

Use

C conditional use **C*** conditional use – 20 acres or more **C**** conditional use – 40 acres or more **C***** conditional use – 60 acres or more
P permitted use **P*** permitted use – 20 acres or more

Proposed Use	2008 Ordinance	Proposed Permissions		
		AG 1	AG 2	AG 3
Accessory dwelling unit	C	P	P	P
Accessory residential home occupation - tier 1 <i>Examples</i> computer programming consulting service fine arts and writing home office mail order business massage therapy medical records processing phone answering / solicitation service web design	P	P	P	P
Accessory residential home occupation - tier 2 <i>Examples</i> assembly operation catering or food preparation daycare electronic or equipment repair hair stylist nail or personal care salon pet grooming	P	C	C	C
Accessory structure <i>Examples</i> garage pole barn shed storage container	P	P	P	P
Agriculture – commercial <i>Examples</i> agriculture equipment repair bee keeping cold frame greenhouse garden greenhouse herb farm hobby farm	C	C	P	P

Proposed Use	2008 Ordinance	Proposed Permissions		
		AG 1	AG 2	AG 3
hoop house				
Agricultural - commercial product sales <i>Examples</i> agriculture / farm equipment sales animal feed fertilizer, herbicide, and pesticide sales garden center plant nursery rental and small equipment repair		C	P	P
Agriculture – on-premise sales <i>Examples</i> Christmas trees creamery dairy flower, herb, and spice store maple syrup on-premise bakery on- premise restaurant or café produce, flowers, syrups, honey, etc. grown / harvested on the premises winery	P	C	C	P
Agriculture - on-site agritourism <i>Examples</i> agriculture-related event cider mill corn maze farm museum farmer's market farm-stay farm visits petting farm pumpkin patch roadside market or stand U-pick operation wedding barn		C	P	P

Proposed Use	2008 Ordinance	Proposed Permissions		
		AG 1	AG 2	AG 3
Agriculture – residential <i>Examples</i> bee keeping cold frame greenhouse garden greenhouse hoop house small grow sales	P	P	P	P
Animal services – indoor facility <i>Examples</i> animal hospital animal shelter veterinary services		C	C	P
Animal services – outdoor facility <i>Examples</i> animal hospital animal shelter veterinary services		C	C	C
Auto repair shop		C	C	C
Boarding stable <i>Example</i> horse boarding		P*	P*	P*
Campground	C*	C*	C*	C*
Cemetery		C	C	C
Child and adult care <i>Examples</i> adult foster care family home providing care to not more than six adults day care center with not more than six children family day care home for not more than six children foster family group home providing care to not more than six children other State licensed residential facility providing residential services for six or fewer individuals under 24 hour supervision or care		C	C	

Proposed Use	2008 Ordinance	Proposed Permissions		
		AG 1	AG 2	AG 3
Commercial recreation - outdoor <i>Examples</i> amusement park batting cage golf driving range miniature golf course theme park zoo	C			C
Community garden as a principal use on a lot		C	C	C
Contractor shop	C	C	C	C
Contractor yard	C	C	C	C
Culture center <i>Examples</i> art gallery library museum				C
Craft brewery / micro-brewery / nano-brewery sales		C	C	C
Electric vehicle charging station for private use		P	P	P
Electric vehicle charging station for public use		C	C	C
Farmer's market as the accessory use of a lot		C	P	P
Farmer's market as the principal use of a lot		C	P	P
Food truck or other mobile vendor as accessory use of a lot				C
Food truck or other mobile vendor as principal use of a lot				C
Hunting or shooting preserve	C **	C **	C **	C **
Indoor sport shooting range		C	C	C
Kennel	C *	C *	C *	C *
Large housing Note Does not include: child or adult care correctional facility family day care home hotel, motel, or similar lodging facility group day care home medical or social care multifamily residential				C

Proposed Use	2008 Ordinance	Proposed Permissions		
		AG 1	AG 2	AG 3
<i>Examples</i> co-op convent fraternity or sorority monastery seminary				
Light use structure <i>Examples</i> communication tower recycling collection center satellite antennae larger than ten feet in diameter				C
Medical clinic				C
Medical hospital				C
Medium manufacturing, including some outdoor operations or storage of materials or vehicles <i>Examples</i> Exterminator landscape supply machine shop recycling operation other than vehicles small vehicle, body, and frame repair towing with temporary outdoor storage welding shop wholesale lawn and garden services				C
Mining and / or mineral extraction and the incidental activities associated with such use	C	C	C	C
Mobile processing facility <i>Examples</i> food game processing meat processing		C	C	C
Multi-family residential		C	C	
Nursing home		C	C	C
On-site composting accessory to a non-residential use		C	P	P
Outdoor flea market				C

Proposed Use	2008 Ordinance	Proposed Permissions		
		AG 1	AG 2	AG 3
Outdoor food preparation				C
Outdoor storage – not accessory to a business		C	C	C
Outdoor wood boiler	P	P	P	P
Place of worship <i>Examples</i> church mosque synagogue temple	C	C	C	C
Planned Unit Development (PUD)	C	C		
Private park	C	C	C	C
Private school <i>Examples</i> art associated education research dance driver's training K-20 music vocational	C	C	C	C
Public park <i>Examples</i> neighborhood park public garden		C	C	C
Public offices and related buildings <i>Examples</i> government office and service publicly owned tourist information center		C	C	C
Public school <i>Examples</i> art associated education research dance driver's training K-20	C	C	C	C

Proposed Use	2008 Ordinance	Proposed Permissions		
		AG 1	AG 2	AG 3
music vocational				
Public utility <i>Examples</i> gas and water line Internet service sanitary sewer telephone, cable, and electrical lines		P	P	P
Racetrack <i>Examples</i> ATV dirt bike snowmobile vehicle	C			C
Recycling drop off site		C	C	C
Registered rental dwelling <i>Examples</i> bed and breakfast single family rental tourist home vacation rental similar rental with four units or less	P	P	P	P
Resort	C	C	C	C
Retail food and drink can include indoor entertainment <i>Examples</i> bakery bar brewpub coffee shop delicatessen ice cream store microbrewery nightclub restaurant		C	C	C

Proposed Use	2008 Ordinance	Proposed Permissions		
		AG 1	AG 2	AG 3
soup kitchen tavern				
Retail sales <i>Examples</i> art gallery art, craft, and hobby supplies bicycle rental, repair, and sales books and magazines caterer dry cleaner fine art instruction handcrafted items health store laundromat light repair of consumer goods such as televisions, clocks, watches, cameras, shoes, guns, office equipment, clothing, and upholstery non-motorized recreation equipment rental, sales, and service (such as kayaks, canoes, and outdoor equipment) personal care products or services pet grooming sale of prepared or prepackaged food and beverage seamstress / tailor small grocery store sporting goods		C	C	C
Riding stable or animal breeding facility accessory to a residence		C	C	C
Rural Cluster Development subdivisions	C	C	C	C
Sawmill		C	C	C
Single family residential	P	P	P	P
Site condominiums		P		
Solar energy system (SES) - roof mounted		P	P	P
Solar energy system (SES) - accessory ground mounted		P	P	P
Solar energy system (SES) - large commercial arrays		C	C	C

Proposed Use	2008 Ordinance	Proposed Permissions		
		AG 1	AG 2	AG 3
Temporary street / road sale <i>Examples</i> garage sale lemonade stand yard sale		P	P	P
Trail <i>Examples</i> non-motorized trail snowmobile trail trail easement	C	C	C	C
Wind energy conservation system (WECS), ground mounted	C	C	C	C
Wind energy conservation system (WECS), roof mounted	C	C	C	C
Wildlife management	P	P	P	P
Wireless communication facility	C	C	C	C

District Restrictions and Prohibitions Comparison

District	Restrictions and Prohibitions
AG 1	<ol style="list-style-type: none"> No animal farming or riding activity. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.
AG 2	<ol style="list-style-type: none"> Limit of one domestic animal per acre. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed. No Planned Unit Development (PUD) permitted.
AG 3	<ol style="list-style-type: none"> No Planned Unit Development (PUD) permitted. No divisions allowed under PA116 or Qualified Forestry Program Property No land divisions beyond the Michigan Land Division Act for parent parcels. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.

District Regulatory Control Comparison

District	District Regulatory Control
AG 1	<ol style="list-style-type: none"> 1. Michigan Right to Farm Act 2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)
AG 2	<ol style="list-style-type: none"> 1. Michigan Right to Farm Act 2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)
AG 3	<ol style="list-style-type: none"> 1. Michigan Right to Farm Act 2. Generally Accepted Agricultural and Management Practices (enforced by MDARD) 3. Michigan Land Division Act 4. Michigan PA 116

Suggested Added Uses Comparison

District	Suggested Added Uses
AG 1	<ul style="list-style-type: none"> • Bee keeping (will be covered under Ordinance 62 <i>Animal Control</i>) • Chickens (will be covered under Ordinance 62 <i>Animal Control</i>) • Green houses • Hoop houses • Planned Unit Development
AG 2	<ul style="list-style-type: none"> • Chickens (will be covered under Ordinance 62 <i>Animal Control</i>) • Commercial green houses • Community gardens • Hobby farm / Upick farm / herb farm • Hoop houses • One domestic animal per acre • Private riding stable
AG 3	<ul style="list-style-type: none"> • Commercial riding stable • Unlimited agriculture • Unlimited forestry

**CHOCOLAY TOWNSHIP
PLANNING COMMISSION**

Monday, June 19, 2023 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)
George Meister (Vice Chair)
Donna Mullen-Campbell (Secretary)
Don Rhein (Board)
Stephanie Gencheff
Kendall Milton

Members absent at roll call:

Rebecca Sloan (Vice Secretary)

Staff present:

Dale Throenle (Planning Director / Zoning Administrator)

III. Additional Agenda Items / Approval of Agenda

Soucy requested that the conditional use hearing be moved to the beginning of the agenda, and the rezoning be moved to the end of the agenda or until the applicant arrives at the meeting.

Meister moved, Rhein seconded, to approve the agenda as changed.

Vote: Ayes: 6 Nays: 0 Motion carried

IV. Minutes

A. May 15, 2023 Meeting

Rhein moved, Mullen-Campbell seconded, to approve the May minutes as written.

Vote: Ayes: 6 Nays: 0 Motion carried

V. Public Comment

Bill Sanders, 105 Country Lane

Spoke on his concerns with the proposals related to the proposed changes to the parcel sizes in the agriculture zoning district.

Deborah Mulcahey, 633 Lakewood Lane

Spoke about the size of acreage in the agriculture zoning district and the uses within the district. Mulcahey stated her opposition to the concept as well as the

need for more public review and comment, referencing FlashVote. Additionally, Mulcahey spoke on the conditional use agenda item, and the rezoning agenda item.

Frank Jeffries, 545 Mangum Road

Spoke on his concerns with the proposals related to the proposed changes to the parcel sizes in the agriculture zoning district. He added that no one knew about the meeting and the discussion concerning the agriculture properties.

Rich Reader, 333 Green Garden Road

Spoke on his concerns with the proposals related to the proposed changes to the parcel sizes in the agriculture zoning district. He also added that he did not know about the meeting, and asked for a better way for residents to find out about what is going on.

VI. Presentations

None

VII. New Business

A. Conditional Use Permit CU 23-19 – 6565 US 41 South

Staff Introduction

Throenle stated the reason for the conditional use request was give the new property owners the ability to move into the existing house and make it their residence. He added that the primary reason the process had to happen was that the mortgage insurance company could not insure the property as it was. He added that the zoning ordinance had been updated to allow the conditional use to happen.

No written comments were received from the public regarding the conditional use. No comments opposing the conditional use were received during the meeting.

Commissioner Discussion

Soucy stated the following findings of fact for discussion:

“That the proposed special use is supported by the master plan’s vision of future land use and complies with the standards of the zoning ordinance and

The special land use would bring the property into conformity. There is nothing different about it than what currently exists and so the change would have no impact other than to reduce that non-conformity and provide relief to the non-conformity.”

Meister asked if the owner / applicant were in the right order to complete the conditional use. Throenle stated that the owner applied and that the conditional use would transfer to the new owner after purchase of the property was completed.

Commissioner Decision

Mullen-Campbell moved, Rhein seconded, that after Commissioner and staff review and analysis in consideration of Conditional Use application CU 23-19, and the understanding that the proposed use is compliant with all terms of Section 16.2

Conditional Use Permits Basis of Determination and General Standards and the intent of the Township Zoning Ordinance, the Planning Commission approves Conditional Use Permit 23-19 as presented.

Vote: Ayes: 6 Nays: 0 Motion carried

VIII. Unfinished Business

A. Proposed Zoning Ordinance Definitions

Staff Introduction

Throenle stated that the definitions presented were the remaining definitions for consideration for the proposed zoning ordinance. He added that the definitions highlighted in yellow in the document were definitions that were for the same item but were found in two different places in the ordinance.

Commissioner Discussion

Gencheff asked why the State of Michigan requirements were removed from the day care definition. Throenle responded that it was an inadvertent removal from the language. Soucy added that he wanted to see the definition names changed to match the PA 116 Act of 1973 and to include the capacities in the definition.

Rhein suggested starting at the top of the definitions and going through the list. Throenle suggested looking at each group of definitions under each letter.

Meister stated that the second condominium definition could be removed; Soucy agreed.

Meister brought up questions regarding the fence definition and the height. He was concerned with the specified height for hedges or living bushes. He added that height should be clarified when the fence portion of the ordinance is discussed.

Gencheff asked about ground cover ratio. After a brief discussion, the Commissioners decided to leave the definition as is.

Meister recommended removing the second multi-family dwelling unit definition; Gencheff agreed.

Meister recommended removing "Subdivision" from the Rural Cluster Development Subdivision title.

Soucy requested that State licensed residential facility be removed as each are defined elsewhere in the definitions.

Commissioners decided to remove the word "literal" from the proposed variance definition.

Throenle emphasized to the public that the definitions would be draft only, and that they would not be officially adopted until the new ordinance was adopted.

B. Proposed Agriculture Zoning District Language

Staff Introduction

Throenle stated that in 2008 the agriculture district was changed to move all agriculture properties to a twenty acre minimum. He added that the reason for the establishment of the proposed agriculture districts was to return the sizes to the sizes established prior to the 2008 ordinance, and to reduce the current non-conformities in the current AF zoning district.

He also stated that the agenda was posted each month on the Township web site, and he apologized to those in attendance if they did not get the meeting notice prior to the meeting.

He added that Commissioners should look at each of the district's uses to determine what would be permitted and what would be conditional. He stated that the language developed will be considered draft language, and that there would be future town hall meetings with the public to review the language.

Commissioner Discussion

Soucy stated that the Township attorney said that nothing could be completed until the public had a reasonable opportunity to respond to the changes. Throenle added that the intent was not to overdevelop the Township or to increase the tax base.

Meister added that the intent was to address the sizes of the existing parcels, especially those that were in the one and two acre sections. He added that changes may occur after reviewing the draft maps and public input. Throenle added that the review of the uses would determine what could happen in each of the smaller districts.

Commissioners reviewed the intent statements for each of the districts. Throenle explained the legend in the document that would be used during the discussion. Throenle requested that the Commissioners use the *Proposed Land Use Cross Reference* document that was provided in the packet to review the districts.

Commissioners reviewed each of the land uses found on the document, and provided suggested changes. Throenle explained that the uses highlighted in green were State-related, and he would provide further detail on those at the next meeting.

Commissioners reviewed the restrictions and prohibitions comparison included in the document. They removed "no animal farming or riding activity" from AG 1; removed "limit of one domestic animal per acre" from AG 2; and removed "Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed" from AG 3.

Commissioners did not remove anything from the regulatory control comparison table. Soucy recommended adding the *Michigan Planning Enabling Act* and *Michigan Zoning Enabling Act*.

Commissioners did not add any additional items to the use table from the suggested added uses table as those items were covered in earlier discussions during the meeting.

C. Proposed Land Uses

Commissioner Discussion

Meister stated he was not sure he wanted the minimum acreage size to be ten acres for the agricultural district. Rhein asked Meister if Meister wanted the size to be fifteen acres. Meister stated he was concerned what the view would be and if it would still be “rural character” if the acreage was set to ten acres.

Commissioners discussed this change and decided to change the acreages to under three acres in AG 1, three to fifteen acres in AG 2, fifteen acre minimum in AG 3.

Commissioners discussed the lot size minimums and setbacks and accepted them as presented in the document.

Sanders requested to be able to give public comment; Soucy suggested that Sanders meet with him during the break.

Commissioners took a five minute break at 8:31 PM and started with the rezoning application (item VII.B) when they returned.

VII. New Business

B. Rezoning Application 34 23-19 – 537 West Branch Road

Staff Introduction

Throenle stated that the applicant, who is the owner of the parcel, had purchased the property from the State of Michigan. Throenle said that this presented a unique situation, as the land was shown on the Township zoning map as State Lands, but there was no corresponding section in the zoning ordinance that provided permitted or conditional uses for State lands. Because the applicant wanted to put a structure on the property, Throenle stated he could not sign a *Zoning Compliance* permit because there were no uses defined in the zoning ordinance. He added that the Township attorney had stated that because the lands were identified on the zoning map, they were considered zoned, and a rezoning of the property was required to get the issue properly resolved.

Throenle added that the applicant had already built a structure on the property without a permit, which further added to the complexity of the problem. He added that regardless of the type of structure, agricultural or otherwise, a zoning compliance permit was required for reasons of determining where the structure was located on the property.

Public Hearing

Rhein moved, Meister seconded, to open the public hearing.

Vote: Ayes: 6 Nays: 0 Motion carried

Public Hearing Comment

Kathy Aalto, 430 Foster Creek Drive

Gave a brief history on the parcel in question. She expressed concerns about the

structure being built without permits and owner hunting on the new property. Using the computer monitor available at the meeting, she showed the Commissioners the location of the property and the location of the new structure.

Rhein moved, Meister seconded, to close the public hearing.

Vote: Ayes: 6 Nays: 0 Motion carried

Commissioner Discussion

Soucy asked Throenle what the options were regarding the rezoning and the violation on the property. Throenle responded that the State lands had to be rezoned according to the attorney direction. Meister stated he was not sure that the structure was an agriculture building. Throenle stated staff had looked at the same picture and had drawn the same conclusion; he added that the concern was rezoning the property with a newly added violation on the property.

Further discussion continued among the Commissioners regarding the rezoning. Commissioners decided to rezone the property, and to forward it to the Board for approval.

Commissioner Decision

Soucy moved, Milton seconded, that the zoning for the parcel known as 52-02-135-016-02 located at 537 West Branch Road be changed from State Lands to Agriculture / Forestry (AF), and the rezoning be sent to the Township Board for consideration, pending legal review.

Vote: Ayes: 6 Nays: 0 Motion carried

Commissioners decided to continue with item VIII.C *Proposed Land Uses* in the agenda.

IX. Public Comment

None

X. Commissioner's Comments

Milton

Asked if the Shaw's property was considered a brownfield. Throenle responded that the County Treasurer was the owner of the property and that there were plans underway to have the County Land Bank take control of the property. Soucy asked if the property was identified by the land bank as a potential demolition project. Throenle responded that that was part of the discussion, and no decision had been made yet.

Gencheff

Expressed that she was trying to understand why there were no commercial districts within the Township. She asked if it was acceptable to put a house in the commercial district. Throenle responded that the intent of the mixed use overlay district was to allow property owners to work and live on the same property.

Mullen-Campbell

Felt that it was a good work session, and that everyone kept working to get things

completed.

Rhein

Expressed a “thanks” (along with Milton and Mullen-Campbell) to staff for the materials in the agenda packet.

Meister

Stated that it was good meeting, and that he was satisfied with the results of the meeting discussions.

Soucy

No comments.

XI. Director’s Report

Planning / Zoning Administrator Throenle

Throenle thanked the Commissioners for their efforts during the meeting, especially regarding the amount of information that was reviewed.

Throenle gave an update on the FlashVote process and stated that the first survey would be released soon.

Throenle stated there was a Planning and Zoning training opportunity available that Commissioners could attend in Harris sponsored by the Michigan Township Association and that the details were available at the Commissioner’s table.

Throenle stated that FEMA has published a new method of applying for a Letter of Map Amendment (LOMA) for those that were concerned about their homes being in the flood zones on the proposed FEMA maps. He told the Commissioners that the details were provided to them at the Commissioner’s table, and that they would be available to the public.

Throenle indicated that there were 27 topics still to be covered for the proposed zoning ordinance.

He suggested that the items to be covered for the next meeting be a completion of the definitions, finish up the zoning districts and uses, and present a layout of the new zoning ordinance document. He suggested that the next discussion after that would be related to the accessory dwelling units.

Throenle reminded the Commissioners that the August meeting would be a joint meeting with the Board.

Commissioners agreed that the suggested agenda items be used for the July meeting.

Throenle again thanked the Commissioners for their extended participation.

XII. Informational Items and Correspondence

- A. Township Board minutes – 05.08.23
- B. Township Newsletter – May 2023
- C. Marquette County Planning Commission minutes 04.05.23
- D. Marquette County Planning Commission minutes 05.03.23
- E. City of Marquette Planning Commission minutes 05.02.23

XIII. Adjournment

Rhein moved, Mullen-Campbell seconded, to adjourn the meeting.

Vote: Ayes: 6 Nays: 0 Motion carried

Soucy adjourned the meeting at 9:30 PM

Submitted by:

Planning Commission Secretary

Donna Mullen-Campbell

**CHOCOLAY TOWNSHIP
PLANNING COMMISSION**

Monday, July 17, 2023 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)
George Meister (Vice Chair)
Donna Mullen-Campbell (Secretary)
Don Rhein (Board)
Stephanie Gencheff
Kendall Milton

Members absent at roll call:

Rebecca Sloan (Vice Secretary)

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 presented.

Vote: Ayes: 6 Nays: 0 Motion carried

IV. Minutes

A. June 19, 2023 Meeting

Soucy expressed a concern received from Deboah Mulcahey that the minutes did not accurately reflect Mulcahey's comments. Commissioners discussed the comments and recommended that staff review the comments for the next meeting.

Mullen-Campbell moved, Rhein seconded, to add to Ms. Mulcahey's comments.

Vote: Ayes: 6 Nays: 0 Motion carried

V. Public Comment

Bill Sanders, 105 Country Lane

Read his email sent to the Commissioners on his concerns with the proposals related to the proposed changes to the parcel sizes in the agriculture zoning district in relation to the master plan.

Deborah Mulcahey, 633 Lakewood Lane

Agreed with Sander's comments, spoke on missing comments in minutes, the

importance of minutes, and the gathering of information from the public in regards to the agriculture discussion.

VI. Presentations

None

VII. Unfinished Business

A. Proposed Zoning Ordinance Definitions

Staff Introduction

Throenle stated that the definitions were presented as a final draft. He stated that six definitions were added to cover State-mandated additions, and asked the Commissioners to review the state definitions to determine if the language was sufficient.

Commissioner Discussion

Soucy stated that he was in favor of leaving the State definitions as written. Gencheff asked if the definitions could be changed if they were state-mandated. Throenle responded that minor changes could be written to make the definition more readable.

Meister asked if the definitions could include a statement that said they were from the State so that if the definition changed the ordinance would not have to change.

Gencheff asked if the requirement was to include all the State-required facilities in the residential district; Throenle responded that was the case.

Soucy questioned the location of child care centers; he felt that the requirement was not in the language to require location in a residential district. After further discussion, Soucy requested that staff look into that to clear up the confusion.

Gencheff pointed out that there was a conflict in use for group child care home in the use table; the table showed conditional, where it should show permitted.

Meister asked about the note included above the definitions in the document. Throenle stated that it was designed for information only. Meister asked if the state definitions could be referenced in that section, instead of including the direct language in the ordinance. Soucy added that definitions should be included to establish a way to directly find the necessary definitions.

Commissioner Decision

Rhein moved, Meister seconded, that after Commissioner review the proposed zoning ordinance definitions be approved as presented.

Vote: Ayes: 6 Nays: 0 Motion carried

B. Proposed Agriculture Zoning District Language

Staff Introduction

Throenle stated that the discussion was a continuation of previous meeting discussions.

Commissioner Discussion

Gencheff asked about medium density in AG 1. She pointed out there was a discrepancy in density between two pages in the document. Throenle stated she was correct that medium density was the determination.

Commissioners discussed the differentiation of density across the three districts. Soucy added that the discussion was an exploration of the possibilities for each district, and that the Commissioners were developing a concept for the public to review.

Gencheff asked where the districts would be located, and how would they identified. Meister stated that the intent was not to make new small parcels, but to adjust the parcels to meet what already existed. He requested that maps be drafted to see where the different parcel sizes would be. Throenle added the intent was to review and adjust acreage for those parcels that were changed in 2008; he stated that it was not the intent to set parcels up for development.

Meister added that the smaller parcels should not be held to the same constraints as those that have larger acreage. He requested that staff come back with maps showing the relationship with the language the Commissioners are trying to develop.

Commissioners continued to discuss the mapping and locations of the proposed districts. Throenle added that staff could provide the requested maps.

Throenle asked if there were any changes requested for the proposed language. Gencheff asked if AG 1 should be changed to one to three acres; Throenle responded it would be better to state less than three acres to accommodate the smaller parcels with the understanding that the County Health Department would determine if there was adequate space for well and septic on the property prior to building.

Meister added a request to state that an AG 1 lot could not be divided into lots less than one acre. Soucy requested the language be considered a regulation; Throenle added the statement in the regulations section of the proposed document.

Meister stated he had a question about the examples under the medium processing, and whether any of those should be included in the agricultural districts. Throenle stated that they were listed as not permitted; Meister asked if that should be reconsidered. Commissioners decided to change the requirement to conditional in AG 2 and AG 3 for parcels of 20 acres or more.

Soucy asked that child care center be highlighted across the uses as well.

C. Proposed Zoning District Intent Statements and Land Uses

Staff Introduction

Throenle stated that the use table covered all uses across all zoning districts. He requested Commissioners review the intent statements and the use table.

Commissioner Discussion

Gencheff pointed out that medium density should be added to the AG 1 intent

statement; Commissioners decided to change the density statement to low in AG 1 and AG 2 districts.

Commissioners discussed mobile home parks. Meister expressed that the intent was to provide multi-family units in higher density residential with mobile home parks set as a conditional use. Commissioners agreed on the change.

Commissioners discussed the proposed use cross reference table. Gencheff asked how many accessory dwelling units could be allowed on the property. Throenle and Rhein stated that the language regarding that would be decided later on when discussing the language within the ordinance.

Commissioners changed the accessory dwelling unit MU district to conditional use.

They changed accessory residential home occupation – tier 1 and tier 2 to conditional use in the I district and changed the daycare example to relative care.

Commissioners changed the CR district to conditional use for accessory structure.

Commissioners added sales to the title for agriculture – commercial soil modifications.

Commissioners changed the CR district to conditional use for auditorium and place for public assembly.

Commissioners changed the I district to conditional use for charitable or philanthropic organization sales.

Staff will research the child care center uses.

Commissioners changed the GP district to conditional use for commercial recreation – indoor and commercial recreation - outdoor.

Commissioners changed the MFR district to conditional use for culture center.

Commissioners changed the MFR and MU districts to conditional use for emergency services facility.

Commissioners changed the AG 2 and AG 3 districts to conditional for the food packaging and bottling works.

Commissioners changed the AG 2 and AG 3 districts to not permitted for the food truck or other mobile vendor as a principal use of a lot.

Commissioners changed the MU district to conditional use for funeral home.

Commissioners changed the CR district to conditional use 40 acres minimum for hunting or shooting preserve; staff will look at state requirements for a hunting or shooting preserve.

Commissioners added outdoor drive-in theatre with conditional use in the AG 1, AG 2, AG 3, I, and MU districts.

Commissioners split kennel into indoor and outdoor, with conditional for the indoor in the AG 1, AG 2, AG 3, I, and MU districts.

Commissioners changed the AG 1, AG 2, and AG 3 districts to conditional use for

light intensity processing with accessory storage.

Commissioners changed the AG 1, AG 2 and MFR districts to conditional use for medical clinic.

Commissioners changed the AG 2 and AG 3 districts to conditional 20 acres minimum use for medium intensity processing and handling.

Commissioners changed the MFR district to conditional use for mobile home park.

Commissioners removed funeral services and gas station from the examples for moderate regional commercial - moderate traffic intensity.

Commissioners changed the AG 1, AG 2 and AG 3 districts to conditional use for outdoor food and beverage service.

Commissioners changed the I, MFR, MU, R1, R2, and SR districts to conditional use for planned unit development.

Commissioners changed the AG 1, AG 2, and AG 3 districts to conditional use for private club.

Commissioners added not related to agriculture to retail food and drink.

Commissioners added not related to agriculture to retail sales.

Commissioners changed the AG 2 and AG 3 districts to permitted use 20 acres for riding stable or animal breeding facility accessory to a residence.

Commissioners changed the AG 2 and I districts to conditional use, and not permitted in GP for site condominiums.

Commissioners changed the MFR, MU, R1, R2 and SR districts to conditional use for solar energy system (SES) – accessory ground mounted

Staff will look at State law to see if large commercial arrays can be left out of an ordinance.

Commissioners changed the MFR district to conditional use for transportation – high impact.

Staff will look at the State mandates to determine if wind energy conservation systems must be included in the ordinance.

Commissioners changed the CR district to conditional use for wildlife management.

Commissioners changed the CR district to not permitted and the MU district to conditional use for wireless communication facility.

Throenle stated he would bring the revised chart to a future meeting.

VIII. New Business

A. Proposed Zoning Ordinance Document Layout

Staff Introduction

Throenle stated that he extracted the document layout from the master plan to

prepare for inclusion of language as it is written in the future, with a cross-reference to the current zoning ordinance. He added that a cross-reference document was included to show the relationship to the current zoning ordinance.

Commissioner Discussion

Soucy recommended that section 5.3 be changed to 5.1, and numbering would change within the section to match the change; Meister agreed.

Commissioners discussed the location of site plan review and conditional use, and decided to keep the sections where they are.

Throenle indicated that there were sections identified at the end of the document that were not referenced in the new format.

Commissioner Decision

Meister moved, Rhein seconded, that the proposed zoning ordinance document be approved as revised.

Vote: Ayes: 6 Nays: 0 Motion carried

IX. Public Comment

Bill Sanders, 105 Country Lane

Spoke on uses such as solar and wind that had to be included, and to do so as conditional uses. He added comments in support of the inclusion of a one-page summary of site plan review and conditional use, and spoke about the AF property sizes.

Richard Bohjanen, 140 Edgewood Drive

Added a humorous comment that “grow things” was not discussed in relation to uses in the agriculture district.

X. Commissioner’s Comments

Rhein

No comments.

Gencheff

Expressed that she was concerned about promoting sprawl.

Milton

Asked if the Parker property was going to be a contractor yard. Throenle responded that the equipment was being used for the properties within the development.

Mullen-Campbell

Felt that it was a good work session, and that everyone was asking good questions.

Soucy

Thanked the Commissioners for a good job.

Meister

Stated that it was good meeting, with the bonus of completing the agenda. He added

it would be good to continue to look at the solar and wind energy requirements.

XI. Director's Report

Planning / Zoning Administrator Throenle

Throenle stated the next meeting on August 21 would be a joint meeting with the Board that starts at 6 PM, and the regular meeting would start at 7:30 PM.

He added that the Board had two agenda items; the first would be a presentation on where the Commissioners were on the AF topic, and the second would be a discussion on the minimum square footage requirement for a residential development; Rhein followed with additional information on the square footage topic.

Throenle stated that the agenda for the 7:30 meeting would be a discussion of the topics from the joint meeting, and that items discussed during tonight's meeting would be brought back in September.

Throenle again thanked the Commissioners for finishing off the definitions and the use table.

XII. Informational Items and Correspondence

- A.** Township Board minutes – 06.12.23
- B.** Marquette County Planning Commission minutes 06.07.23 draft
- C.** City of Marquette Planning Commission minutes 05.16.23
- D.** City of Marquette Planning Commission minutes 06.06.23

XIII. Adjournment

Rhein moved, Meister seconded, to adjourn the meeting.

Vote: Ayes: 6 Nays: 0 Motion carried

Soucy adjourned the meeting at 8:26 PM

Submitted by:

Planning Commission Secretary

Donna Mullen-Campbell

MARQUETTE COUNTY SOLID WASTE MANAGEMENT AUTHORITY

Board Meeting Minutes

Special Meeting

July 3, 2023

DATE: Monday, July 3, 2023

PLACE: Landfill Administration Complex
600 County Road NP
Marquette, MI 49855

MEMBERS PRESENT: In Person: Randall Yelle, Glenn Adams, C. Baldwin, Dennis Honch, Dave Campana, Joe Minelli, Amy Manning and Helen Amiri (Alternate Board Member)

MEMBERS ABSENT: None

EX OFFICIO: None

OTHERS: In Person: William T. Nordeen, Attorney for MCSWMA; Beth Bonanni, Recording Secretary; Jim Belpedio, Champion Township; Judy White, Chocolay Township and Debbie Nurmi

1. Call to Order: R. Yelle called the meeting to order at 11:00 a.m.
2. Approval of Agenda: D. Honch made a motion to approve the Agenda. G. Adams supported. Motion passed unanimously.
3. Business
 - a. Subcommittee Report – 2nd Interview for Director of Operations Position – A. Manning introduced Debbie Nurmi as the candidate for the Director of Operations position. A. Manning said that Ms. Nurmi has approximately 20 years of experience in landfill engineering. The subcommittee interviewed Ms. Nurmi last week and recommended a second interview with the full Board be conducted. Ms. Nurmi toured the facility with Josh Wales and had the opportunity to ask questions.

B. Nordeen indicated that Ms. Nurmi has the choice to keep her application confidential and she can request same. B. Nordeen explained that the reason to keep the application/information confidential is if someone submitted a FOIA request to the Landfill, that person could get access to Ms. Nurmi’s application and

information. Mr. Nordeen also indicated that the Board cannot go into closed session to discuss Ms. Nurmi's application unless Ms. Nurmi elects to keep her application and information confidential. Ms. Nurmi responded by requesting her information be confidential. J. Minelli asked if he was correct that a decision about Ms. Nurmi's employment status with MCSWMA cannot be made in closed session but only discussed. B. Nordeen said that J. Minelli was correct.

R. Yelle asked Ms. Nurmi if she would consent to a background check, and she said yes. A. Manning asked that Ms. Nurmi provide the Board with a verbal overview of her background and job history. Ms. Nurmi discussed her background, qualifications, education and job history. R. Yelle asked Ms. Nurmi a series of questions regarding if she had family/friends employed at MCSWMA, disciplining family/friends, grant writing, managing employees, and work experience that relates to the requirements of the Director's job. D. Campana asked questions about the dates she graduated college and how long she was employed at the jobs she held. C. Baldwin talked about grant applications and asked Ms. Nurmi how she felt about her ability to write grants. A. Manning asked Ms. Nurmi to discuss reports she had written in relation to her prior employment. J. Minelli asked how many employees Ms. Nurmi managed, if she ever had to discipline any of those employees, if she had any problems with EGLE assessing fines for the Landfills she was in charge of, and how she handled those issues. A. Manning asked her how she dealt with consulting firms if they overcharged on a project, etc. J. Minelli asked Ms. Nurmi about her thoughts on recycling.

4. Closed Session MCL 15.268(f) – At 11:36 a.m., A. Manning made a motion to go into closed session pursuant to MCL 15.268(f) without Ms. Nurmi being present to discuss Ms. Nurmi's application. J. Minelli supported. Roll call conducted, 7 yeas.

Returned to open session at 12:00 p.m.

A. Manning made a motion to move forward with hiring Debbie Nurmi contingent upon Sands Township's concurrence on hiring Ms. Nurmi for the Director's job and agreement to an employment contract. J. Minelli supported. Motion carried unanimously.

A. Manning requested that a Special Board Meeting be held on July 12, 2023, at 4:00 p.m. to approve the employment contract with Debbie Nurmi.

5. Public Comment – Jim Belpedio thought the interview session went really well (a lot of good questions and good answers). He would have liked the legal issue about going into closed session to be hashed out prior to the interview so that a brief

overview of who the candidate was could have been provided instead of a cold opening. He did not know the candidate's name or anything about her so a little overview of her would have been nice.

6. Adjournment. R. Yelle adjourned the meeting at 12:12 p.m.

Randall L. Yelle, Chairperson

Dennis Honch, Secretary

MARQUETTE COUNTY SOLID WASTE MANAGEMENT AUTHORITY

Board Meeting Minutes

Work Session Meeting

July 19, 2023

DATE: Wednesday, July 19, 2023

PLACE: Landfill Administration Complex
600 County Road NP
Marquette, MI 49855

MEMBERS PRESENT: In Person: Randall Yelle, Glenn Adams, Carr W. Baldwin, Dave Campana, Joe Minelli, Dennis Honch, Amy Manning and Helen Amiri (Alternate Board Member)

MEMBERS ABSENT: None

OTHERS: In Person: William T. Nordeen, Attorney; Beth Bonanni, Recording Secretary; Chris Magnuson, MCSWMA; and Gary Wommer, Negaunee Township

1. Call to Order: R. Yelle called the meeting to order at 3:00 p.m.

2. Business
 - a. Director Position – R. Yelle opened the meeting by saying that the Director’s position was posted with Michigan Tech University, reposted on MCSWMA’s website, and a local engineer was contacted about applying for the Director’s position. The engineer has requested to review a copy of the IGA and indicated he would get back to R. Yelle in a few days.

R. Yelle said he was willing to sit in as Interim Director for as long as needed. R. Yelle had to serve as Interim Director when the past Director was let go. R. Yelle said he met with all 3 Supervisors and has no problem with them running their divisions; they are very good at it.

A. Manning suggested that other universities be contacted to post the job position on their websites. D. Campana concurred that the posting should be sent to other Michigan engineering schools.

Discussion took place on what type of qualifications were desired (i.e. engineer/business management) for the candidate to possess.

A. Manning suggested raising the pay scale up \$5,000.00 from \$65,000.00-\$90,000.00 to \$70,000.00-\$95,000.00 to attract more applicants.

Gary Wommer said at the Power Company (he was employed at) had engineers running everything from the ground up but once you get to a certain point, it is the person with the business degree that runs the business. Negaunee Township hires an engineering firm for projects and does not have an engineer on staff.

Gary Wommer suggested using a headhunting firm to find candidates like they did with the City of Negaunee. A. Manning said she would be interested in finding out who the head hunting firm Negaunee used and how much they charged.

A. Manning asked if an addition to the Agenda on the Regular Meeting should be added on the topic of R. Yelle acting as the Interim Director. B. Nordeen said yes, that under 6 h on the Agenda, something like "Temporary Authorization of Director" should be added.

3. Public Comment: Gary Wommer commented that he has a superman meeting (which includes all Supervisors and Managers in Marquette County) coming up and he will provide the information from the work session meeting at the superman meeting.
4. Adjournment. R. Yelle adjourned the work session at 3:49 p.m.

Randall L. Yelle, Chairperson

Dennis Honch, Secretary

MARQUETTE COUNTY SOLID WASTE MANAGEMENT AUTHORITY

Board Meeting Minutes

Regular Meeting

July 19, 2023

DATE: Wednesday, July 19, 2023

PLACE: Landfill Administration Complex
600 County Road NP
Marquette, MI 49855

MEMBERS PRESENT: In Person: Randall Yelle, Glenn Adams, Carr W. Baldwin, Dave Campana, Joe Minelli, Dennis Honch, Amy Manning and Helen Amiri (Alternate Board Member)

MEMBERS ABSENT: None

OTHERS: In Person: William T. Nordeen, Attorney; Beth Bonanni, Recording Secretary; Chris Magnuson, MCSWMA; John Anderson, MCSWMA; Gary Wommer, Negaunee Township and Rhonda Boshears, Michigamme Township. By Zoom: Lyn Durant, Marquette Township; Judy White, Chocolate Township and Scott Cambensy, City of Marquette

1. Call to Order: R. Yelle called the meeting to order at 4:00 p.m.

Pledge of allegiance recited.

2. Approval of Agenda: R. Yelle stated there is an addition to the Agenda as 6 h, Temporary Appointment for Approval. C. Baldwin made a motion to add 6 h, Temporary Appointment for Approval to the Agenda. J. Minelli supported. Motion passed unanimously.
3. Public Comment: None.
4. Approval of Minutes
 - a. 6/21/23 – Regular Meeting
 - b. 7/3/23 – Special Meeting

J. Minelli requested a correction be made to the Special Meeting Minutes on page 1, section 3, last paragraph, in the last sentence, the word “otherwise” should be added after “could.” The sentence should read, “... If someone submitted a FOIA request to the Landfill, that person could *otherwise* get access to Ms. Nurmi’s application” G. Adams made a motion to approve the 6/21/23 Regular Meeting Minutes and the 7/3/23 Special Meeting Minutes with the correction J. Minelli noted above. C. Baldwin supported. Motion approved unanimously.

5. Consent Agenda

- a. Statistics – June 2023
- b. Accounts Payable
- c. Board Member Contact List
- d. Return to Compliance

C. Baldwin requested that 5 b, Accounts Payable be pulled from the Consent Agenda for further discussion. J. Minelli made a motion to approve the Consent Agenda with 5 b, Accounts Payable pulled out. D. Honch supported. Motion approved unanimously.

C. Baldwin commented that leachate sample testing is expensive and noted that the Landfill just paid \$10,175.00 for leachate testing. C. Baldwin also noted that MCSWMA is spending almost \$2,000.00/week for fuel, which is not insignificant. C. Baldwin also wanted to know if the Authority needed a post office box in Ishpeming. B. Austin said yes, that the Authority’s mailbox is down the road, past A. Lindberg’s Pit and it is not uncommon for the mail to get damaged by being scattered down the road and down the ditch with the plows knocking the hatch open. C. Magnuson put the post office box in place so that the account payables and checks get delivered to one place and not damaged. Chris resides in Ishpeming, so he picks this mail up from the post office box. The post office box is in addition to the mailbox on CR 480.

C. Baldwin made a motion to accept 5 b, Accounts Payable. G. Adams supported. Motion approved unanimously.

6. Business

- a. Banking – A. Manning made a motion to approve the banking. D. Campana supported. Motion approved unanimously. D. Campana said an issue was brought up a couple of months ago by C. Baldwin, that there are approximately 1 million dollars in perpetual checking, and wanted to know if some of that money can be put in a 5% CD. C. Magnuson said he was waiting for an answer from the state on compliance needed for liquidating perpetual care money. B. Austin also talked with Jamie Gollakner from

Honor Credit Union as far as moving some of that money from checking into CDs. C. Magnuson said the perpetual care funds cannot be accessed online to move money around. This is required by the state for post-closure and the account is locked. B. Austin said that his understanding of post-closure right now is that the Landfill has to have approximately 2.9 million dollars in cash available. B. Austin said that calling it a checking account is throwing everyone off, the account is not accessible and is a post-closure fund. R. Yelle said if the Landfill is over the required amount in perpetual care, the Authority can relocate that percentage coming over for tipping fees to a certain area. R. Yelle reiterated that the money in perpetual care cannot be touched no matter if it is called a checking account or not. J. Minelli thought that the money should draw some interest for MCSWMA.

b. Financials – J. Minelli made a motion to accept the financials. D. Honch supported. Motion approved unanimously. C. Baldwin commented that on the second page of the financials, the total expenses of \$700,000.00 is under budget; good job. A. Manning asked with only 1 month left in the fiscal year it looks like there will be a budget shortfall of about \$600,000.00. If the end of the year finishes out with that amount, what will be done? C. Magnuson said tonnage has gone up over the last 2 months and June was a pretty good month as far as a revenue standpoint. Secondly, expenses will have to be continued to be monitored. Part of the \$591,000.00 is \$380,000.00 upfront in engineering fees for the Wastewater Treatment Plant. The shortfall will go against the retained earnings. B. Austin said this happens from time to time. The Landfill is not having a whole lot of construction materials coming in, which makes up a huge part of the revenue.

c. Recycling Financials – A. Manning made a motion to approve the Recycling Financials. D. Honch supported. Motion approved unanimously. C. Baldwin commented that he asked to have aluminum listed on the recycling financials, which has been done, and noticed that the Landfill received about \$45,000.00 in revenue from aluminum. A. Manning said it is great to see the Landfill Preservation Savings listed and wanted to know how 2019 was chosen as the baseline. C. Magnuson said it was prior to single stream recycling and he and B. Austin came up with a calculation based on the cost of a cell. It is a savings of about \$9.18/ton for recycling versus putting materials in the Landfill. A. Manning asked if C. Magnuson could add in a 5 year average to the Landfill Preservation Savings. C. Magnuson said yes he will add in the 5 year average.

d. Reimbursements – D. Honch made a motion to approve the reimbursements. A. Manning supported. Motion passed unanimously.

e. NTH Request – NTH Consultants provided additional scope and fees to the Authority on the Waste Water Treatment Plant design. A contract was drawn up with NTH that detailed the procedures if more funding was going to be needed. Invoices have been paid up until the middle of May. Per legal advice, MCSMWA has been holding payment

until the remainder of the work is done on the contract. NTH has requested an additional \$153,000.00 in addition to what the original contract was for. The problem with this request from NTH is nothing was communicated to the Authority. The project manager for NTH is no longer with the firm who was working with MCSWMA. Nothing was received from NTH on the design to reduce the Landfill footprint, which is a big part of the RFP. R. Yelle indicated this is the second time NTH has done this by going over the contract amount and not getting Board approval from MCSWMA first. B. Nordeen said this is not how contracts work. NTH should have submitted change orders first for approval but NTH tried to do this after the fact. The decision is up to the Board on how they want to proceed. A. Manning made a motion that NTH proceed by the terms of the contract and MCSWMA not to pay any additional money above the contract amount to NTH. D. Campana supported. Motion passed unanimously. C. Baldwin took issue with NTH citing fresh water supply that complicated and increased design effort. C. Baldwin said anyone that has worked at this facility should know that MCSMWA does not have a freshwater supply and discussed other issues in the contract.

f. Gas Monitoring Equipment – B. Austin requested the purchase of a gas monitoring station equipment from PK Safety Supply in the amount of \$11,280.15 to meet regulatory requirements. Installation of the equipment will be performed by Landfill employees. The money will come out of the operation fund in the new fiscal year. C. Baldwin approved the purchase of the gas monitoring equipment from PK Safety Supply in the amount of \$11,280.15. D. Honch supported. Motion carried unanimously.

g. Landfill Cell 1 and 2 Project Recommendation – B. Austin reported that a pair of existing landfill cell liners need to be extended and connected. A vendor is working on another project in the area this Summer and is available to perform the work for MCSWMA. This will reduce the cost of the project by eliminating mobilization costs. B. Austin recommended to the Board to purchase the materials to extend and connect the landfill liners and fund the cost of installing the liner. International Cover Systems will install and provide the materials in the amount of \$40,088.60. Funding will be allocated from the capital construction account. D. Honch made a motion to approve the purchase of materials to extend and connect the landfill liners and the cost of installing the liner from International Cover Systems in the amount of \$40,088.60. G. Adams supported. Motion approved unanimously. C. Baldwin indicated that the contract wording is incorrect and he spoke to B. Nordeen about this. The contract should be between the Landfill and the provider. ICS keeps referring to the contractor and it should be the owner. Also, they state labor cost does not include prevailing wage rates or Union participation. C. Baldwin asked if the Authority would have a problem with that language since it is not an Union company. B. Austin said work can be performed by others. B. Austin also indicated he does not believe it is a conflict but it should be looked at. B. Nordeen said he does not see this as a problem and said if you displaced

Union employees, then it would be a problem. B. Nordeen said he can check if we have prevailing wage rates, but does not believe so. A discussion took place on payments being made to ICS within 30 calendar days after receipt of invoice, per the contract.

h. Temporary Appointment for Approval – J. Minelli made a motion that the Authority Chairperson assume the Director’s position while there is a vacancy in the Director’s position for those responsibilities that are not assigned to a Supervisor or staff to include, but not limited to, Landfill reporting, employee discipline and review of such discipline, interface with the constituent municipalities, execute contracts and agreements on behalf of the Authority. A. Manning supported. Motion approved unanimously. J. Minelli made another motion that the Chairperson be reimbursed a stipend for all the work he does assuming the Director’s position. R. Yelle indicated he does not want to be compensated other than the meetings he attends for \$40.00 and the mileage he puts on his vehicle. J. Minelli amended the motion by adding that the Chairperson be paid \$40.00 for the meetings he attends and is paid mileage for the work he does assuming the Director’s position. D. Campana supported. Roll call conducted, 5 yeas and 1 no. Motion passed.

7. Reports

a. Director Report – R. Yelle reminded the Board that this is B. Austin’s last Director Report because he will be gone by the next meeting.

B. Austin reported there was one recordable injury in the MRF. The employee is okay but is off work this week and he will find out more on the injury by the end of the week.

EGLE representatives will be at the facility next week. There is a one million dollar grant that the Authority applied for recycling infrastructure. The Authority will have to match 20%, which can be funded through the recycling partnership.

MCSWMA is seeking a 36-month extension on the Administrative Consent Order. There will be an update of county solid waste plans tentatively in September 2023.

The Authority requested to the state representative to be reinstated into the CWSRF program for fiscal year 2025. There is alternative project funding from USDA Rural Development.

B. Austin spoke about the interim cover application, the Landfill cell 4 project is underway and approval of the Landfill cell 1-2 tie-in project was just approved. There was an EGLE inspection at the facility conducted today. The inspection went well.

The KI Sawyer PFAS biosolids project is 75% complete. B. Austin provided an update on the commodity market, capacity issues for out-of-county single-stream recycling tonnage, and the TV6 news story on Houghton County Recycling.

There is an upcoming HHW event at the West End Transfer Station August 9, 2023, and a scrap tire event at the Marquette Rubbish/Compost site on August 10, 2023.

A CUPPAD meeting is scheduled for July 21, 2023 at 2:00 p.m. at Marquette Township.

EGLE recycling division representatives will be at the facility on July 26, 2023 and Grand Valley State University students will be on-site July 26th and July 27th to sort garbage out by organics, recyclables, and waste out of the back of the garbage trucks.

The glass road project with Dickinson County/Michigan Tech will be underway in September 2023. Bacco will be picking up glass from the Authority to build the road.

D. Honch made a motion to approve the Director Report. J. Minelli supported. Motion passed unanimously.

b. Attorney Report – B. Nordeen provided a written report to the Board on items he is involved with for the Landfill. C. Baldwin asked B. Nordeen about the status of a possible U.P. Regional Recycling Facility. B. Nordeen said he has not heard back from the staff of Senator McBroom and will have to reach back out. B. Austin also commented that the county planning employees can help facilitate the Regional Recycling Facility because they need to designate a facility where the materials go and they would like to designate Marquette for that facility. J. Minelli talked about the problem of having a lack of employees and taking in more recycling.

8. Public Comment: Rhonda Boshears, Michigamme Township Supervisor commented that in Michigamme Township's first year of recycling, there has been some issues. The residents did not know there were 5 options available for recycling through the partnership so every property owner was forced to take a 96-gallon cart. Transparency and accountability are paramount. Ms. Boshear said the residents should have a choice and have an incentive to make the right choice. A 96-gallon tote is not easy for people to move and the system has to be cost-effective for the taxpayers. The benefits should outweigh the costs of having the recycling picked up and delivered.

G. Wommer took the opportunity to say goodbye to B. Austin and commented that he had fun working with him.

9. Trustee Comments: G. Adams asked about the proper way to dispose of sharp needles. B. Austin said sharps should be put in a rigid container like a laundry detergent container and not a milk jug. It is safer in waste than in the recycling line. If people cannot take the needles to the HHW event or make an appointment at the Landfill, then it would be better to see these materials in solid waste than recycling. The bottle should be capped, taped, and written sharps on it with permanent marker. D. Campana added that all the Snyder stores will take back sharps. Big stores such as Walmart and Meijer sell them but will not take them back.
- A. Manning told B. Austin thank you for his years of service and he is going to be missed no matter who will replace him in the position. He will be missed by a lot of people. A. Manning also asked at what point does the Agenda stop being a draft and start being an official Agenda? R. Yelle said he will have that taken care of.
- D. Honch said thank you to B. Austin..
- J. Minelli asked permission from R. Yelle to meet with the Union on the proposals the Union brought to the subcommittee. J. Minelli said he will be out of town until August 1, 2023. R. Yelle gave J. Minelli permission to schedule a meeting with the Union. D. Campana will send an email to John Anderson indicating they will meet with them sometime after August 1, 2023.
- J. Minelli said thank you to B. Austin, it was a pleasure working with him, he will be missed, and best of luck to him in the future.
10. Adjournment. R. Yelle adjourned the meeting at 5:23 p.m.

Randall L. Yelle, Chairperson

Dennis Honch, Secretary



XVI.F

**MARQUETTE AREA WASTEWATER TREATMENT FACILITY
ADVISORY BOARD MEETING MINUTES
June 15, 2023**

A regular meeting of the Marquette Area Wastewater Treatment Facility Advisory Board was held at 9:59 a.m., June 15, 2023, at the Wastewater Treatment Plant.

ROLL CALL

PRESENT Brad Johnson, Chocolay Township (Chair)
Leonard Bodenus, Marquette Township
George Patrick, City of Marquette
Jim Compton, City of Marquette
Sean Hobbins, City of Marquette

ABSENT None

OTHERS Mark O'Neill, City of Marquette
Melissa Erkkila, City of Marquette
Michael Greutz, Anderson, Tackman & Co.

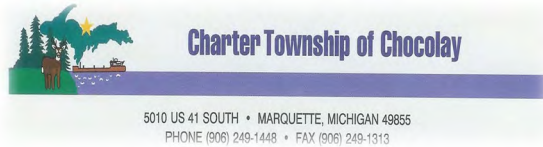
AGENDA It was moved by L. Bodenus, supported by S. Hobbins to approve the agenda. Approved 5-0.

MINUTES It was moved by S. Hobbins, supported by L. Bodenus to approve the May 18, 2023, meeting minutes as written. Approved 5-0.

FINANCIAL REPORT

M. Schlicht, City of Marquette, presented the Financial Report.

- M. Schlicht stated everything through May is as expected. Expenditures are on track. An increase in utilities as expected from the storm and the operations the plant needed to maintain. Another increase in professional/contractual due to engineering services being paid to Donohue for the CWSRF work. M. Schlicht stated she hoped to present the FY2024 budget to the board at the next meeting.
- M. Greutz presented the FY22 Audit performed by Anderson, Tackman & Company. Operationally the plant is breaking even as expected. The audit did not find anything out of the normal.



OPERATIONS REPORT

M. O'Neill, City of Marquette, presented the Operations Report.

PERMIT COMPLIANCE FOR THE MONTH(S):

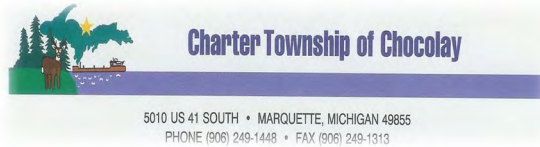
- **PERMIT COMPLIANCE:** Multiple permit violations occurred due to the record-high influent flows the plant experienced in early May: Maximum 7-day Average Loading limits for CBOD (Carbonaceous Biological Oxygen Demand) and Total Solids were exceeded, as well as daily Dissolved Oxygen and Total Phosphorus limits for one day each.

PLANT NOTES:

- Staff continues weekly COVID-19 tracing sampling for NMU from the WWTP's influent, our four major lift stations, and from the sewer leaving the Marquette Branch Prison.
- Routine maintenance was completed on both CoGen units. We are currently working with Kraft to diagnose and repair an intermittent current level control issue with one of the units.
- Supervisor continues to attempt to correct the issues with our WIN911 dialer's phone line.
- Staff emptied, cleaned, inspected and put back into service both Chlorine Contact Tanks.
- Staff replaced the diaphragm on one of our Primary Sludge Air Diaphragm Pumps.
- Two of the power supplies for the control system of one of our main motor control centers failed. Supervisor installed our spare power supply and ordered two replacement power supplies.
- Staff completed cleaning and inspection of the #2 Primary Clarifier. The tank's hopper had filled with sand that had been brought in as a result of the high flows from the spring melt. We plan to empty, clean and inspect the three remaining Primary Clarifiers in the near future.
- Staff dealt with polymer metering pumping issues that appear to have been caused by a barrel of polymer that had gone bad.
- The City's IT Department has begun configuring the new network switches for the WWTP and SCADA Network.
- Supervisor replaced the motor protection device for our Primary Clarifiers 1 & 2 Drive.
- Supervisor corrected programming issues that had been preventing proper operation of our Thickened Activated Sludge Air Diaphragm Pump (TAS ADP).
- VanDamme completed cleaning out of our biosolids cake storage bins. Biosolids were hauled to the Kempker farm where they were distributed on their fields. A total of 1100 cubic yards were hauled.
- The setup of the fire department's on-site Knox Box has been completed. It allows them secure and complete access to our facility.
- A replacement VFD/Control Panel cooling fan is on order for our #1 Aeration Blower.

INDUSTRIAL WASTEWATER ACCEPTANCE ACTIVITY FOR MAY 2023

Source	Volume (gallons)	Total
Fabick/CAT	2,700	\$378.00
UPS	5,500	\$770.00
LS&I	63,800	\$8,932.00



Wisconsin Electric	149,500	\$5,980.00
Grand Totals	221,500	\$16,060.00

MAINTENANCE MANAGEMENT

- Preventive Maintenance Work Orders: staff continues to perform routine maintenance tasks. I continue to create work orders that have not been created since we began using Lucy.

NEW BUSINESS

- None

OLD BUSINESS

- **Solids Handling:** M. O'Neill stated Miron's superintendent is now on-site full-time. B&B Electrical is here as well. A company from Missouri will be coming to perform concrete form foundation work in mid-July. Miron is also working on a plan and permit for necessary dewatering work. J. Compton asked where the discharge will be located and suggested it be onto a wetland rather than the river. M. O'Neill stated the Engineer is working on the plan and he will update the Board at the next meeting. Van Damme will be on site to remove trees and fencing soon.
- **Fire Alarm Project:** S&T Electric have the conduit in place. They are still waiting on the two main panels which are on back order.
- **Budget:** M. O'Neill stated the budget should be very similar to the current budget. The only expense being looked at is a riding lawn mower. B. Johnson asked about the unit rate. M. Schlicht stated that is based upon flow.

PUBLIC COMMENT

- Mickey Brumm, 404 E. Magnetic St., presented the board with a PFOS remediation project being conducted at Northern Michigan University. M. Brumm stated Dr. Putman has been growing hemp in PFOS in their laboratory and found that the hemp does remove PFOS from soil into the stem and leaves. They are now preparing to grow hemp in PFOS outside at the NMU farm located at the Jacobetti Center. A team came in and set up nine above ground planters and soil. Three types of hemp, one for each planter in each series will be grown. The first series will include growing hemp outside in regular soil. The second series will include leachate from the landfill used to water the plants. All drain off will be collected to measure how much was absorbed by the soil, absorbed by the plant, and drained off. The third series will include cake solid from the wastewater plant with PFOS in the cake and in the water. Currently, NMU is working on submitting for an Industrial Hemp Growing License, which is required by the State of Michigan. The goal is to plant the seeds, currently germinating, once the license is received and begin collecting samples. NMU staff will be responsible for analyzing the hemp plants to determine where in the plant the PFOS is being absorbed. However, PFOS testing must go to a state certified laboratory which NMU is not. They have the equipment but have not been through the process to be certified. Each test is \$375.00 per sample. M. Brumm



Charter Township of Chocolay

5010 US 41 SOUTH • MARQUETTE, MICHIGAN 49855
PHONE (906) 249-1448 • FAX (906) 249-1313




stated she has reached out to the City of Marquette and Marquette County to work together on funding, accepting of donations and an accounting program so the Wastewater Treatment Plant can send the samples to the state laboratory and pay the testing fees. The goal of the project is to provide an alternative to the activated carbon for the landfill. Activated carbon is very expensive to install and maintain, which increases tipping fees. This places a burden on taxpayers to maintain PFOS removal. The landfill has been given a five-year window to put something into place and we are already into our second year. The timing of this program requires real data to be generated immediately. S. Hobbins asked what the cost of NMU's lab certification would be. It may be financially beneficial in the long term to certify the lab now and run the testing through their lab. M. Brumm stated there is paperwork and timing involved but she would look into it. S. Hobbins also asked if the state gave any indication of if they would accept this alternative in the near future. M. Brumm stated the state is excited about the project and looks forward to hearing about the results at the fall conference. They are looking for alternative ways to remove PFOS without bankrupting smaller landfills. However, the approved process is still only activated carbon.

BOARD COMMENT

- J. Compton stated he had someone look at Chocolay's manholes along US41 and they looked good. There are three in the City along US41 that is in the ditch. He reached out to MDOT and Public Works. Public Works will raise the castings and then seal the castings to the concrete in the manhole. They will then put topsoil around them and reroute the ditch. It will definitely help with infiltration.
- L. Bodenus stated they have been checking manholes for water infiltration issues as well. They did find one in the Cedarville area. They dug it up, sealed it on the outside and rerouted it. L. Bodenus stated he presented the MAWTAB report to the City Commission last week. It went well and there were a lot of comments from the Commission regarding the fine job M. O'Neill and his staff do down here.
- S. Hobbins stated L. Bodenus did a nice job on the presentation.
- B. Johnson stated he appreciated L. Bodenus stepping in and presenting to the Commission on his behalf. He also stated Chocolay Township did finish their televising and found areas that need work, including cracked and damaged piping. These will be addressed immediately.

ADJOURNMENT

The meeting was adjourned at 10:50 a.m.


Reviewed by:
Mark O'Neill
Director of Municipal Utilities

Prepared by:
Melissa Erkkila

CHOCOLAY TOWNSHIP NEWSLETTER**June 2023****DEPARTMENT REPORTS****Assessing****By John Gehres**

We are currently working on the annual re-appraisal and are on track to hit 20% of the township. We have a board of review session in July for clerical errors, mutual mistakes of fact, PRE's, and veteran exemption affidavits. There are not many changes expected at that meeting.

Clerk**By Lisa Perry**

Chocolay Township will not have an August election, Staff has been organizing the records in the vault, digitizing them and also purging according to the State retention schedule. This proves to be a big task but is also a rewarding one.

Fire Department**By Lee Gould**

Three members of the fire department attended a 24-hour Swift and Flood Water Certification Training held at our fire station. There were 2 other agencies from Marquette County that attended as well. We learned technical skills on how to save victims of water emergencies and how to self-rescue and how to save other rescuers should they have an emergency. We also learned flood water search techniques for victims. The instructor was from Dive Rescue International. His experiences and training skill will help shape the water emergency

response for Chocolay but also within Marquette County.

The department continues to work on our bigger projects which are determining the need for replacement of our 21-year-old tanker and replacement of our brush truck. Our goal is to have the research done and a plan put together by the 4th quarter of 2023.

We took delivery of our new SCBA air packs. We will be training on them at the end of June so we can put them in service. NFPA requires replacement of SCBA every 15 years. Our old SCBA will be decommissioned and removed from service.

Calls were consistent in June. We responded to two structure fires in June. Neither had large losses. Our current call volume is average from the past few years. We are on pace to again have over 100 calls for service for the year.

Public Works**By Brad Johnson**

Embers credit union contacted me again this year and want to do some volunteer work for the Township for Juneteenth. This is the second year they asked to volunteer with us. This year they had 6 employees at Beaver Grove, and they painted all our benches, picnic tables and bleachers along with the water shed door. It took the six of them about 3.5 to 4 hours to complete the painting. It is very much appreciated by the public works department and takes a huge load off us.



Timber Creek Construction installed a new metal roof on the pavilion at Beaver Grove. They had the job completed in 2.5 days. They did a fantastic job and did a great job cleaning up after each day.

The colors for the siding have been voted on and ordered. The majority was Spanish Moss for the siding and Saddle Wood for the trim. It will look very good when it's all done.

The sewer televising was also completed this past month. I don't have the video back yet but while they were taping, they did call me out to show me a few serious issues that will need attention. Some of the issues can be pushed off until next year but I do believe some of the issues will need to be addressed this year to prevent any sewer backups or pipe collapses.

Two weeks in a row we have had vandalism in the bathrooms at Silver Creek. We have notified our police and asked them to patrol that area a few more times a day if possible.

Planning / Zoning

By Dale Throenle Planning Commission

The Planning Commissioners participated in a meeting held on June 19 in the Township Fire Hall.

There were five items on the agenda for the regularly scheduled meeting; three were considered old business, and two were considered new business.

Commissioners decided to address new business before old business.

New Business

- 1) Conditional Use Permit CU 23-19 – 6565 US 41 South

The owners of the property located at 6565 US 41 South requested a conditional use for the property to allow them to use the existing house as a residence. After discussion, the Commissioners

decided to grant the conditional use permit for the project.

- 2) Rezoning Application 34 23-19 – 537 West Branch Road.

Commissioners reviewed and discussed the rezoning of a property that was previously State land to Agriculture / Forestry (AF). The applicant stated that the property would be only used for agricultural purposes.

After discussion, the Commissioners approved sending the rezoning to the Board for consideration.

Old Business

Business

- 1) Proposed Zoning Ordinance Definitions

Commissioners continued reviewing definitions for the new zoning ordinance. They finished the discussion and made recommendations that will be presented as a final draft at the July meeting.

- 2) Proposed Agriculture Zoning District Language

Commissioners discussed the proposed AF districts and reviewed the intent statements for each district. Commissioners decided to set the districts with three sizes: AF 1 (under three acres), AF 2 (3 acres to 15 acres), and AF 3 (15 acres or more).

Commissioners reviewed and modified proposed land uses for each district.

- 3) Proposed Land Uses

Commissioners reviewed the proposed zoning districts and intent statements for each district.

They began the discussion on proposed land uses, with the intent to review the uses again at the July meeting.



Zoning

New Flood Maps

FEMA has released a preliminary set of flood plain maps for Marquette County. This new set of maps includes flood plain determinations for those living along Lake Superior.

Please review the maps and related information to determine if the data represented

on the maps is accurate for your location. There is an appeal process that began on May 5 and will be open through August 3. Click [maps and information](#) to view the appeal process, the insurance study, and the proposed maps.

Zoning Board of Appeals

The Zoning Board of Appeals did not meet for its regular meeting in June and will not meet in July.

Police

By Liz Norris-Harr

We haven't had too much going on this month besides preparing for the upcoming July 4th holiday as well as a state driving grant.

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	5.5	4	8.5	7	2.5	6.5						
Pounds Year To-Date	5.5	9.5	18	25	27.5	34						

FOIA

REQ #	Date Rec	Res by Date	Invoice Sent	48 Days Invoice	10 day Ext Sent	10 day Ext	Response Date	Link to Documentation	Description
23-1	2/6/2023	2/10/2023					2/7/2023	23-1 Glendon	Police Reports
23-2	2/15/2023	2/21/2023					2/15/2023	23-2 Dankin	Police Reports
23-3	2/24/2023	3/3/2023					2/28/2023	23-3 Skyline Lein Search 02-24-23	Property Information
23-4	3/6/2023	3/10/2023					3/10/2023	23-4 Hyde 03-06-23	Police Reports
23-5	3/14/2023	3/20/2023					3/17/2023	23-5 Mulcahey 3-14-23	Job descriptions
23-6	3/14/2023	3/20/2023					3/16/2023	23-6 McLaughlin 3-14-23	Police Reports
23-7	3/17/2023	3/24/2023					3/21/2023	23-7 Bijoser Request 3-17-23	Police Reports
23-8	3/20/2023	3/27/2023		03/24/2023	4/11/2023		4/5/2023	23-8 Mulcahey request 3-20-23	Job descriptions
23-9	3/14/2023	3/21/2023		03/21/2023	4/4/2023		3/23/2023	23-9 Metropolitan request 3-14-23	Fire Report
23-10	4/5/2023	4/12/2023					4/12/2023	23-10 Eric Riley-GFL Environmental	Refuse/Recycle Information
23-11	4/12/2023	4/18/2023					4/18/2023	23-11 Carne Vanlandshoot 04-12-23	Police Reports
23-12	4/14/2023	4/21/2023					4/18/2023	23-12 Tormis Request 4-14-23	Contracts and accounts receivable
23-13	4/19/2023	4/25/2023					4/19/2023	23-13 Ryan Talbot-Flagstar Bank 4-19-23	Police Reports
23-14	4/25/2023	5/2/2023	5/10/2023	6/27/2023	04/25/2023	5/16/2023		23-14 Miller request 4-25-23	Election Materials
23-15	5/3/2023	5/9/2023					5/8/2023	23-15 Nicole Borzek-Curran & Co 05-03-23	Police Reports
23-16	5/4/2023	5/10/2023					5/8/2023	23-16 Lombard 05-04-23	Police Reports
23-17	5/17/2023	5/24/2023					5/24/2023	23-17 Cass 05-17-23	Police Reports
23-18	6/6/2023	6/13/2023					6/6/2023	23-18 Holm 6-6-23	Police Reports dog bite
23-19	6/13/2023	6/19/2023					6/19/2023	23-19 Harry 6-13-23	Police Reports



Web Page Statistics

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

Month	Unique Visits	Number of Visits	Pages	Hits	Bandwidth (GB)
January	2,166	4,268	16,517	31,093	14.68
February	1,972	4,032	22,272	34,526	20.39
March	1,808	4,059	18,225	30,410	13.34
April	1,843	4,028	17,535	29,540	17.12
May	2,641	4,149	48,219	72,440	20.17
June	2,926	4,611	50,005	73,856	21.7
Totals	13,356	25,147	172,773	271,865	107.40
Averages	2,226	4,191	28,796	45,311	17.90

Highest hits per day in June for the Township web site occurred on Tuesday and the highest peak usage time was 11 PM to 12 AM.

Downloads

There were 1197 downloaded documents in June. The top ten documents downloaded were:

Page	Number of Downloads
2023 Meeting Dates	167
2023 Notification Dates	117
Appealing Property Assessment	97
Township Board agenda materials – 06.12.23	95
Township history	90
Township Board agenda– 06.12.23	81
Township Board minutes – 04.10.23	79
Township information guide	79
Township Board minutes – 03.13.23	77
2023 adopted fee schedule	74

Page Visits

Top ten pages visited in June were:

Top ten pages visited in June were: Page	Number of Views
Recycling	922
Directory email	737
Agendas and Minutes – Township Board	550
Recreation listing	480
Contacts	476
Information and Newsletters	432
Forms	415
Agendas and Minutes – Planning Commission	410
Assessor	409
Public Works	400

Zoning Permit Counts

Zoning permit counts through June, 2023:

2023 Reviewed Permits by Month		2023 Reviewed Permits by Type		
Month	Number of Permits	Permit Type	Approved Number	Denied Number
January	0	Addition	3	0
February	0	Alteration	0	0
March	6	Commercial Outbuilding	0	0
April	11	Conditional Use	2	0
May	11	Deck	2	0
June	8	Fence	10	0
		Garage	3	0
		Grading	0	0
		Home	3	0
		Home / Garage	0	0
		Home Occupation	1	0
		New Commercial	0	0

2023 Reviewed Permits by Month		2023 Reviewed Permits by Type		
		Approved	Denied	
		Outbuilding	8	0
		Pole Building	0	0
		Rezoning Application	1	0
		Sign	1	0
		Site Plan Review	2	0
		Zoning Variance Request	0	0
Total	36	Total	36	0



CHOCOLAY TOWNSHIP NEWSLETTER

July 2023

DEPARTMENT REPORTS

Assessing

By John Gehres

There was a total of 9 petitions for the July Board of Review: 7 veterans exemptions and 1 exempting Habitat for Humanity. The reappraisal continues and I will be focusing more on follow up new construction. We had several partials for the 2023 roll that need re-inspections.

Clerk

By Lisa Perry

Staff continues to organize files and also prepare for 2024 election changes due to Proposal 22-2. Some of these changes will be nine days of early voting and a permanent ballot list. Once these changes are complete at the State level, the Clerk's office will have more information for the Chocolay Township voters.

Fire Department

By Lee Gould

July is parade and race month. The fire department participated in the 4th of July parade and firefighter races in Marquette, Negaunee Pioneer Days and the UP Firefighter Tournaments held in Negaunee. It's good to get out in the community in a non-emergency mode and interact with people. The firefighter races show off our firefighter skills against our neighboring departments in a fun atmosphere. It builds comradery and teamwork skills.

We continue to work on our tanker and brush truck replacement planning. Fire truck building is still a 36-month build time so planning is key to ensuring our fleet is maintained and ready. We hope to have a plan put together by September.

Our call volume has remained steady. We have responded to several water rescue calls this summer already. August typically brings more water and land rescue calls with the warmer weather and tourist season staying strong.

Public Works

By Brad Johnson

The televising is now complete on the sewer system, and I am currently reviewing the notes and videos. I am hoping to have a presentation for the Board by September's board meeting followed by recommendation on fixes.

The new welcome to Chocolay Township and park signs are ordered and as soon as they come in we will start installing them.

Been busy planning for next year's budget.

The board walk at the Rivers Access Park (Marina) has been removed. The work was performed by Great Lakes Climate Corp.

Planning / Zoning

By Dale Throenle

Planning Commission

The Planning Commissioners participated in a meeting held on July 17 in the Township Fire Hall.

There were four items on the agenda for the regularly scheduled meeting; three were



considered old business, and two were considered new business.

Old Business

- 1) Proposed Zoning Ordinance Definitions
Commissioners finished reviewing definitions for the new zoning ordinance, with minor changes to the language. The Commissioners will review the language one final time during the September meeting.
- 2) Proposed Agriculture Zoning District Language
Commissioners reviewed and modified proposed land uses for each district and made several minor changes to the language. The Commissioners will review the language as a final draft during the September meeting.
- 3) Proposed Zoning District Intent Statements and Land Uses
Commissioners reviewed the proposed zoning districts and intent statements for each district and made a change to the language. The Commissioners will review the language as a final draft during the September meeting.

New Business

- 1) Proposed Zoning Ordinance Document Layout

The Commissioners reviewed the proposed layout for the new zoning ordinance. After discussion and some minor changes, the Commissioners decided to approve the layout for the ordinance.

Zoning

New Flood Maps

FEMA has released a preliminary set of flood plain maps for Marquette County. This new set of maps includes flood plain determinations for those living along Lake Superior.

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23-17	5/17/2023	5/24/2023					5/24/2023	23-17 Cass 05.17.23	Police Reports
23-18	6/6/2023	6/13/2023					6/6/2023	23-18 Holm 6-6-23	Police Reports dog bite
23-19	6/13/2023	6/19/2023					6/19/2023	23-19 Harry 6-13-23	Police Reports
23-20	6/22/2023	6/28/2023					6/27/2023	23-20 Rose 6-22-23	Police Reports
23-21	6/27/2023	7/3/2023	6/27/2023	8/11/2023				23-21 Miller 6-27-23	Election Materials
23-22	7/13/2023	7/19/2023					7/14/2023	23-22 Johnson 7-13-23	Police Reports
23-23	7/21/2023	7/27/2023					7/24/2023	23-23 Mulcahey 7-21-23	Rental Registrations
23-24	7/24/2023	7/31/2023					7/27/2023	23-24 Barnes and Thornburn, LLP 7-24-23	Fire Report

Web Page Statistics

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

Month	Unique Visits	Number of Visits	Pages	Hits	Bandwidth (GB)
January	2,166	4,268	16,517	31,093	14.68
February	1,972	4,032	22,272	34,526	20.39
March	1,808	4,059	18,225	30,410	13.34
April	1,843	4,028	17,535	29,540	17.12
May	2,641	4,149	48,219	72,440	20.17
June	2,926	4,611	50,005	73,856	21.7
July	3,124	4,954	44,882	72,866	27.11
Totals	16,480	30,101	217,655	344,731	134.51
Averages	4,120	7,525	54,414	86,183	33.63

Highest hits per day in July for the Township web site occurred on Wednesday and the highest peak usage time was 11 PM to 12 AM.



Downloads

There were 1267 downloaded documents in July. The top ten documents downloaded were:

Page	Number of Downloads
2023 Meeting Dates	177
2023 Surplus	147
2023 Notification Dates	134
Township history	117
Township Board agenda materials – 07.10.23	107
Township Board agenda– 07.10.23	95
Township Board minutes – 05.08.23	91
2023 Fireworks Schedule	85
Township Board minutes – 03.13.23	83
Township Board minutes – 04.10.23	77

Page Visits

Top ten pages visited in July were:

Top ten pages visited in July were: Page	Number of Views
Recycling	893
Recreation listing	788
Directory email	712
Agendas and Minutes – Township Board	555
Agendas and Minutes – Planning Commission	482
Assessor	433
Contacts	418
Public Works	402
Information and Newsletters	398
Ordinances and Maps - Maps	397

Zoning Permit Counts

Zoning permit counts through July, 2023:

2023 Reviewed Permits by Month		2023 Reviewed Permits by Type		
Month	Number of Permits		Approved	Denied
		Permit Type	Number	Number
January	0	Addition	5	0
February	0	Alteration	0	0
March	6	Commercial Outbuilding	0	0
April	11	Conditional Use	2	0
May	11	Deck	2	0
June	9	Fence	11	0
July	14	Garage	5	0
		Grading	0	0
		Home	3	0
		Home / Garage	1	0
		Home Occupation	1	0
		New Commercial	0	0
		Outbuilding	13	0
		Pole Building	1	0
		Rezoning Application	1	0
		Sign	4	0
		Site Plan Review	2	0
		Zoning Variance Request	0	0
Total	51	Total	51	0

TO: Chocoday Township Planning Commissioners and Board of Trustees, for the 21 August 2023 meetings

FROM: Deborah Mulcahey

DATE: 16 August 2023

SUBJECT: Chocoday Townships (CT) failure to Produce minutes which accurately reflect what was stated in meetings.

Anyone who either attends the Chocoday Township Board meetings or listens to the recordings of those meetings knows that the minutes are a brief summary of what transpires at the board meetings. Historically anyone who either attended the Chocoday Township Planning Commission (PC) meetings or listened to the recordings of those meetings could rely on the minutes being very detailed including an accurate representation of comments made by the public. In the last few years the Planning Commission minutes no longer contain an accurate summary or detailed specifics of what the public states during public comment. Minutes are to reflect what is stated, they should not be someone's perspective of what someone states. I suggest that the PC minutes for both the June and July 2023 meetings be revised to reflect what was actually stated.

The specific examples I give you in regard to this issue are in the draft minutes of the 19 June 2023 and 17 July 2023 PC meetings:

1. In regard to Bill Sanders 19 June 2023 public comment, the original draft minutes indicated that he,

"Spoke on his concerns with the proposals related to the proposed changes to the parcel sizes in the agriculture zoning district."

While the statement in the draft minutes is an accurate reflection of what Mr. Sanders stated the minutes fail to include the specifics. And as a prior CT Planning Commissioner Mr. Sanders has a perspective and history that the Board and PC needs to listen to. The following information is a more accurate representation of what he shared and should be included in the minutes.

Mr. Sanders specifically stated that he served on the PC for 14 years.

That open space and Ag land has always been a big part of CT. What is proposed here is way past what you would normally do as a zoning change.

What is proposed is more of a master plan change where the Ag community could be part of that & he thought that not to many had been. He read a paragraph from the master plan, "Agriculture and forestry areas are intended to allow resource production to take priority over other land uses by protecting these areas from the encroachment of residential and commercial development, and it goes on to say that parcel sizes should be reduced to 10 acres. But historically it was increased to 20 acres from 5, to satisfy the actual intent of the master plan. Even at 10 acres it is not sustainable for agriculture and you will end up with a bunch of small parcels and it will not satisfy the intent of the master plan. Maybe it is good, I have not seen all your research but I think it is way to big to just crank it through, and he would caution moving forward at this time until the public could be more involved.

2. In regard to my 19 June 2023 public comments, the draft minutes indicated that I,

" Spoke about the size of acreage in the agriculture zoning district and the uses within the district, the conditional use agenda item, and the rezoning agenda item."

Because the draft PC minutes for the 19 June 2023 meeting did not accurately include all that I had stated during public comment I advised CT Manager DeGroot, Supervisor Bohjanen, & PC Chair Soucy that, "My comments ... are not reflected in the minutes."

At the 17 July 2023 PC meeting a motion was passed to change the minutes to correctly or at least add to the minutes as to what I had said last meeting, in June.

CT Planning Administrator Dale Throenle stated that several staff listened {to the recording} & they are fine.

The revised draft minutes for the PC 19 June 2023 meeting now read that I,

"Spoke about the size of acreage in the agriculture zoning district and the uses within the district. Mulcahey stated her opposition to the concept as well as the Page 2 of 8 need for more public review and comment, referencing FlashVote. Additionally, Mulcahey spoke on the conditional use agenda item, and the rezoning agenda item."

Some of what is presented is correct but NOT all of it. I have no idea what is meant by "page 2 of 8." Further, the details of my public comments have not been included. The following information is a more accurate representation of what I shared and should be included in the minutes.

My public comments for this meeting included:

- a thank you to the commissioners for the work they do, -that I did not understand how the PC had gone from looking at a minimum of 10 acres for Ag to 3 groups of 1/2 an acre to 3 acres, 3-10 and greater than 10 acres, That this agenda was the 1st time I learned that less than 10 acres was being considered.

-Again as Mr. Sanders said this is not consistent with the Master Plan.

-So I asked the PC to STOP. STOP the process because when there had been discussion for the need for Flash Vote Mr. Rhein had stated many meetings ago that it was needed to get community input into the Ag needs and what was wanted. Ten months later we still do not have the Flash Vote so we don't have the input as to what is needed.

-In reference to Agricultural the PC is looking at definitions.

-I asked the PC why they were doing definitions for what would be allowed in the agricultural areas if there had not been consensus from the community as to what the community wanted for agricultural.

-You have heard me speak & put my comments in writing numerous times against this. I am opposed to this.

-So I asked that the PC STOP the process of what they are doing because I think this is ridiculous. You are the planning commission, you are the ones that drive the ship nobody else, you are suppose to drive the ship.

-I stated concerns as to what would be allowed in the shore line residential zoning being a bar, financial, or a medical clinic, but a day care or a group home would not be allowed.

-In reference to the Conditional use agenda item I did share my frustration with how the township handled the application.

-In reference to the rezoning agenda item I advised that I was a little confused because I thought I knew where the property was, but in the application the property is listed at another location-on M-28 N of

the Moyle retail center. I further stated that the info indicating that the State sold the property in 2022 was incorrect. The State sold the property to a different party than the applicant in 2021.

3. In regard to the Bill Sanders public comment the 17 July 2023 PC draft minutes indicate that he,

"Read his email sent to the Commissioners on his concerns with the proposals related to the proposed changes to the parcel sizes in the agriculture zoning district in relation to the master plan."

Yes, he read his email, but why did the minutes not reflect what Mr Bill Sanders specifically stated? He had already given the comments in an email to the PC members- & his comments were not included in the draft.

Mr Sanders specifically spoke of the agenda item for the proposed rezoning of agriculture and forestry and he remains firmly convinced that the rezoning would have a long term negative effect on the future of agriculture and logging and ChocodayTownship. Contrary to the will of the public to ignore the intent of the Ag forestry district to take the actions proposed. The action proposed is in direct conflict with the master plan. He addressed the priority of these areas to be protected for resource production over other land areas. He spoke of a violation of the public trust to make the changes as proposed. 20 acre size is a practical minimum for forest activity. Discussed 1976 historical zoning establishment in CT and that by it's nature created nonconforming properties. He suggested that perhaps there is another way to address nonconformity across the Township as a whole other than the proposed rezoning.

4. In regard to my public comment the 17 July 2023 PC draft minutes indicate that I,

"Agreed with Sander's comments, spoke on missing comments in minutes, the Page 2 of 7 importance of minutes, and the gathering of information from the public in regards to the agriculture discussion."

My July 17 comments were not accurately reported. I have no idea what is meant by "page 2 of 8." The following information is a more accurate representation of what I shared and should be included in the minutes. At this meeting my public comments included:

- that i agreed with Mr. Sanders' s comments, and thanked the PC for the work they do.
- I spoke of having watched this board and others struggle in the past when information was not available. Missing info from minutes. Minutes are part of the actual Township record.
My specific comments and concerns are not included in your draft minutes.
- I said STOP. STOP looking to define the definitions for your different agricultural zoning ABC, 123, or whatever you want to call them until you have the input from the Citizenry.
As Mr Zappa, the Township Atty, told you, you need input.
- You're making work for citizens and yourselves when you don't have citizen buy in to this process.
- I look at you the planning commissioners to direct the township, it is not the other way around as prviously shared with you.
- When you as commissioners are looking at minutes make sure that the public input you receive is acurately reported so that you comply with the requirements of what should be in the minutes. Specifically, that the information is correct so that the township and citizens will have an accurate reporting for historical use.

As planning commissioners you have worked hard on finalizing definitions for the zoning changes that you are looking to proceed with. However, some of you have publicly stated that the Township needs

community in put in regard to changing the agricultural forestry zoning. Why create work for yourselves, and the citizens if the community has not bought into this proposed agricultural forestry zoning change? Commissioners have also acknowledged that there will still be nonconforming properties if they were to implement what was last proposed for the Ag Forestry zoning changes.

If the issue of nonconforming properties is of such significant concern in the Township, why has the Zoning Board of Appeals only had one scheduled meeting for a year being from 22 September 2022 to 24 August 2023. As Mr. Sanders suggested in the July 2023 PC meeting perhaps there is another way to address nonconformity across the Township as a whole other than the proposed rezoning.

From: Bill Sanders [REDACTED]
Sent: Monday, July 17, 2023 1:41 PM
To: [REDACTED]
Throenle
Cc: Bill Degroot
Subject: Proposed Rezoning - Agriculture/Forestry District
Attachments: Kittredge_NorthernJAppForestry_1996.pdf

Mr. Ryan Soucy
Chair Chocolay Township Planning Commission.
July 17, 2023

I am sending this note in follow-up to the last planning commission meeting where the re-zoning of the Agriculture/Forestry District was on the agenda. I remain firmly convinced that the proposed rezoning would have long term negative effect on the future of not only agriculture but also logging in Chocolay Township. Without the same level of public involvement that was a part of your master planning process it would be contrary to the will of the public to ignore the intent of the Agriculture/Forestry district to take the actions proposed. The action proposed is in direct conflict with the master plan; ("Agriculture and forestry areas are intended to allow resource production to take priority over other land uses by protecting these areas from the encroachment of residential and commercial development.", from page 81 of Master Plan).

It would be a violation of the public trust to make this change exclusive of concerted effort to engage and involve the public.

I have attached a link below that provides some perspective on the threats to Michigan Agriculture compiled by the American Farmland Trust and have also attached an article from the Northern Journal of Applied Forestry that also indicates the 20 acre parcel size as a practical minimum for forest harvest activity.

<https://farmland.org/fut-michigan-pr/>

The act of zoning developed land (as the township was in 1976 when the first township ordinance was enacted) by its nature creates non-conformity. Perhaps there is another way to deal with non-conformity across the township as a whole other than the proposed rezoning.

Thank you for your consideration in this matter Ryan. I also copied the other members of the Planning Commission and your zoning administrator with this message. I also copied your township manager and ask that this message be shared with the Township Board.

Take care

Bill Sanders, ASLA
Landscape Architect / Principal

Sanders & Czapski Associates, PLLC
109 South Front Street, Suite 210
Marquette, MI 49855



Decreasing Woodlot Size and the Future of Timber Sales in Massachusetts: When Is an Operation Too Small?

David B. Kittredge, Jr., Michael J. Mauri, and Edward J. McGuire,
Department of Forestry & Wildlife Management, Holdsworth Hall,
University of Massachusetts, Amherst, MA 01003.

ABSTRACT. *The heavily forested landscape of Massachusetts is dominated by nonindustrial private ownerships. Statistics indicate that parcel size has decreased to a most recent average of 10.6 ac. Professional loggers were queried to determine if there was a timber sale size (expressed in either volume or area) below which they would not bid. Respondents indicated that they had operated on a timber sale as small as an average of 7.8 ac and 20.4 mbf, and would purchase one as small as an average of 5.3 ac and 17.1 mbf. The single most important factor in deciding to bid on a small sale was the quality and value of the timber. In the future, small parcels with a preponderance of low-quality timber resulting from high-grading may be deemed inoperable by loggers. The importance of high quality timber on small parcels emphasizes the need for stand improvement measures to ensure small parcels are feasible to commercially operate in the future. North. J. Appl. For. 13(2):00-00.*

Massachusetts is the third most densely populated state in the United States. In spite of this, it is roughly 65% forested. The vast majority of forestland (85%) is in nonindustrial private (NIPF) ownership (Birch 1989). There are over 100 sawmills and between 500 and 600 licensed timber harvesters in Massachusetts, with approximately 200 professional foresters working in both the public and private sectors (Bond and Loud 1992). Approximately 55 mmbf are harvested annually from Massachusetts forests (Dep. Environ. Manage., Mass; unpubl. data). Although its forests are relatively small in area and sometimes urban or suburban in nature, Massachusetts has a modest but active primary forest products industry.

The nature of the predominantly forested Massachusetts landscape is changing, however. USDA Forest Service statistics for 1972 and 1985 indicate that while the percent of forestland did not change significantly, the number of owners of forestland jumped from 103,900 in 1976 (Kingsley 1976) to 235,000 (Brooks et al. 1993). The result is that the average NIPF ownership in Massachusetts fell during this time from 23.4 ac to 10.6 ac (minimum forest size = 1 ac; Birch 1989).

NOTE: Partial funding for this study was provided by the University of Massachusetts Cooperative Extension System. Analysis and preparation of the manuscript were conducted while Kittredge was on leave as a Charles Bullard Fellow in Forest Research at Harvard University. Helpful comments on the manuscript were provided by M.J. Kelty.

The increase in the number of owners is the result of real estate development and subdivision spurred on by upwardly spiraling land values, high rates of taxation, and the frequent need of heirs to liquidate property to meet inheritance tax obligations (Broderick et al. 1994, Small 1990).

Forest Service statistics are not the only data indicating change in the forested landscape of Massachusetts. Aerial photo interpretation of the entire state for 1971 and 1984/85 indicated a 2.9% loss in forestland (MacConnell et al. 1991). Over the same period of time, agricultural land declined by only 0.5%. In the meantime, all forms of residential, commercial, and industrial land increased by 3.2%. Similarly, the Massachusetts Audubon Society studied changes in land use and found that between 1981 and 1987, 103,000 ac of "open space" were converted to commercial or residential use. In 1986 alone, over 30,000 ac were converted (Greenbaum and O'Donnell 1987). By several indications, forestland in Massachusetts is being lost, and that which remains is becoming parcelized into smaller ownerships.

This trend toward smaller parcels may have important effects on harvesting. Smaller parcels potentially mean lower volumes per timber sale. By the same token, loggers may need to negotiate with more consulting foresters and landowners to access the same volume of wood. Dennis (1992) suggested that such parcelization in New Hampshire might limit the availability of timber to harvesters, since owners of small properties seemed less inclined to harvest. This disin-

terest of owners of small parcels to harvest has also been reported by Sutherland and Tubbs (1959) and Thompson and Jones (1981). Other business-related factors may exacerbate these effects of parcelization. Machinery costs and insurance rates have increased drastically (Rizzo and Kittredge 1992, Hoffman 1991). Howard (1987) studied logging costs and profits in Connecticut using detailed production studies and accounting-based cost analysis. He reported submarginal profits in four out of seven cases, due to the harvest of unprofitable trees. Rising costs and a lack of markets put loggers in an economic squeeze. The overall trend of parcelization and its effect on harvesting warrant investigation.

We wanted to investigate the possible effect of a parcelizing forest land base in a rapidly suburbanizing state on timber harvesting. The specific questions asked were: (1) Is there a size of timber sale (estimated either by volume or area) below which loggers would not operate? (2) Does the trend of forest parcelization represent a problem for loggers, and incidentally for foresters interested in implementing silvicultural prescriptions?

Background

There is little information in the literature on the effect of parcel size on harvesting. Cabbage and Harris (1986) provided a comprehensive overview of the issue of parcel size and forest management practices in general. They reported on Swedish studies indicating that tract size and the degree of mechanization are the most important factors controlling harvesting costs. Most economies of scale were achieved on parcels ranging from 20 to 40 ac, with larger logging costs being incurred on smaller parcels. Likewise, in modeling studies conducted with southern pine, Cabbage (1982) estimated harvesting cost curves by parcel size for eight different systems ranging in degree of complexity and mechanization. Tree-length and more mechanized systems required harvest areas of 40 to 60 ac in order to operate at minimum cost levels. Harvesting costs were much higher on smaller areas.

The notion of harvest profitability is very complex. A wide variety of factors such as terrain, skid distance, mechanization, labor cost, productivity, tree size, and log value all combine to determine the degree to which a particular timber sale is profitable (Hoffman 1991). Likewise, interactions among these factors play a role in determining how small a parcel might be profitably logged. Rather than study logging profitability using cost analysis techniques, we decided to study preferences and perceptions held by loggers themselves, by asking them to determine what the most important factors were, and indeed, to tell us how small a timber harvest they would consider.

Methods

We designed a three-page survey to query Massachusetts loggers about harvest size feasibility. The draft survey was tested with six loggers, and modified slightly. Respondents were queried in three ways:

1. Specific questions such as counties in which they operate, equipment mix, whether or not they had purchased stumpage in the last 18 months, and both the smallest timber sale they had ever purchased (in terms of absolute volume and area) and the smallest timber sale they would consider purchasing.
2. Questions concerning hypothetical timber sales that varied incrementally by area, volume, distance from home, and the proportion of high-quality timber.
3. An open-ended question requesting the factors considered most important when deciding to purchase a small timber sale.

The survey was first sent to 522 loggers in April 1994, along with a cover letter and a postage-paid return envelope. A second mailing was made 4 weeks later to the same audience. Responses were anonymous in all cases. No test for nonresponse bias was made.

Results

Response

We received 195 responses after the two mailings, representing a return of 37%. Of those, 137 (70%) reported to have purchased stumpage in the last 18 months. Those who had not purchased stumpage more recently than that were excluded from further analysis, as it was felt that their views would not accurately represent those currently bidding on timber sales.

Equipment Mix

The vast majority of respondents use rubber-tired cable skidders, while fewer reported using grapple skidders, forwarders, or crawlers to skid wood (Table 1). Only nine respondents had mechanized their operation to the point of using a feller buncher. Likewise, chippers and slashers were uncommon. The typical mix of equipment used by respondents seemed to be fairly conventional for the region.

Timber Sale Size

The mean smallest timber sale area that the respondents had ever purchased was 7.8 ac (Table 2). The mean smallest volume that they had ever purchased was 20.4 mbf.

Response to the query of the smallest timber sale up for bid did not differ substantially. Respondents reported that they would purchase a timber sale averaging as small as 5.3 ac or 17.1 mbf.

Hypothetical Timber Sales

The hypothetical sale described in the survey had the following characteristics:

Table 1. Equipment mix of respondents (absolute number of responses, out of a total of 137).

Rubber-tired cable skidder: 106	Feller-buncher: 9
Rubber-tired grapple skidder: 18	Chipper: 13
Crawler tractor: 20	Loader: 16
Forwarder: 17	Slasher: 2
Farm tractor: 16	Log truck: 52
Horse/oxen: 2	

Table 2. Size of the smallest timber sale ever purchased and would ever purchase (n = 137 respondents).

	Had ever purchased	Would purchase
Area (ac)		
Mean	7.8	5.3
Standard error	0.8	0.7
Median	5.0	5.0
Maximum	70.0	70.0
Minimum	0.3	0.1
Volume (mbf)		
Mean	20.4	17.1
Standard error	1.5	1.3
Median	15.0	15.0
Maximum	110.0	100.0
Minimum	2.0	1.0

- Volume: 50% red oak, 25% white pine, 25% other hardwoods
- Terrain: level, dry, easily accessible
- No stream or wetland crossings
- Average skid distance = 2000 ft; larger timber sales have multiple accessible landings
- Average tree diameter = 18 in., ranging from 14 to 24 in.
- A consulting forester is managing the sale and has marked the trees for removal

Respondents were asked to indicate whether or not (i.e., yes or no) they would bid on the hypothetical sale, as it varied by two parameters (e.g., area and density of timber to be harvested). It was hoped that this type of questioning would reveal thresholds below which loggers would lose interest in a potential timber sale.

Volume

At the 20-ac level, most respondents reported that they would purchase the sale, regardless of the total volume or volume per acre (Figure 1). Respondents show much more sensitivity to volume at the 5 ac level. Roughly half the respondents reported that they would not purchase the sale if it had fewer than 15 mbf (i.e., 3 mbf/ac). A hypothetical timber sale of 1 ac was very unattractive to respondents. Only roughly a third (35.3%) reported that they would purchase the sale even if it had as much as 6 mbf/ac. This is in contrast to the 20 ac hypothetical sale, which more than 75% of the respondents reported that they would bid on even if it only had 40 mbf (i.e., 2 mbf/ac).

Distance

Respondents were sensitive to the distance from home in all cases (Figure 2). Even for a 20 ac sale, only a third of respondents were willing to travel 50 miles. In contrast, fewer than half of the respondents (48.9%) would be willing to purchase a 1 ac sale 5 miles from home. Roughly half of the respondents (53.4%) would be willing to travel 25 miles from home for a 5 ac sale.

Timber Quality

Respondents showed sensitivity to the area of the hypothetical sale (Figure 3) when timber quality varied. Fewer than half of the respondents (48.9 %) would bid on the hypothetical 20 ac timber sale if only 10% of the volume was high quality. Most respondents (75.9%) would bid on the 5 ac sale if as much as 50% of the timber was high quality. The 1 ac timber was found unattractive again by respondents—

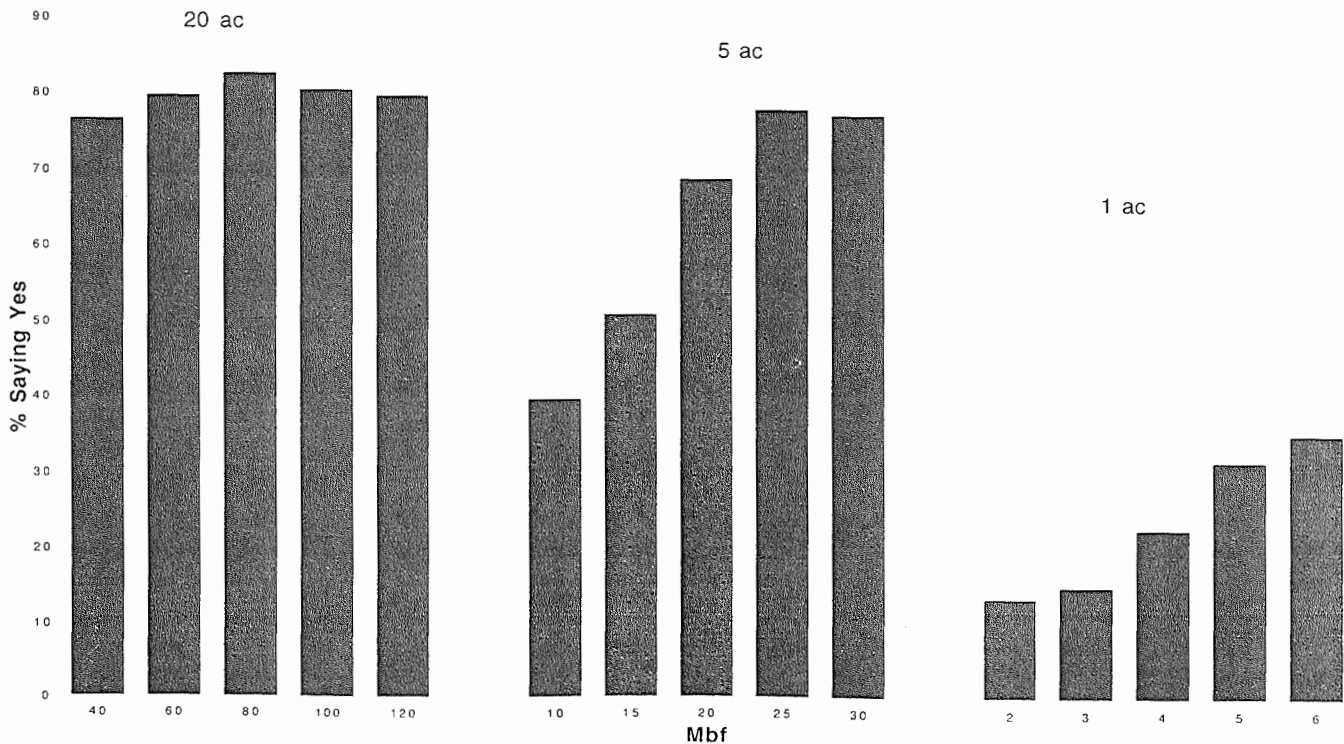


Figure 1. Percent of respondents indicating a willingness to purchase a hypothetical timber sale that varied in area and total volume.

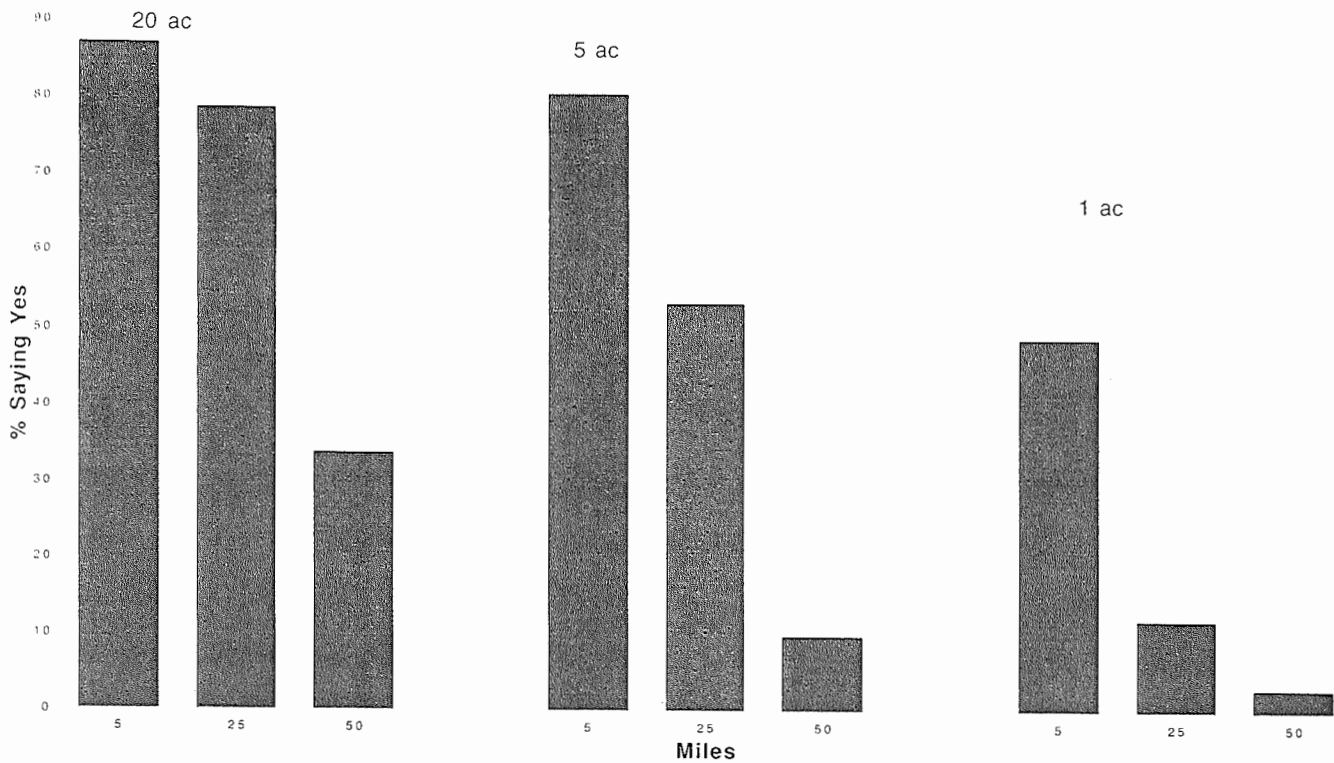


Figure 2. Percent of respondents indicating a willingness to purchase a hypothetical timber sale that varied in area and distance from home.

fewer than half (45.7%) would bid on the sale even if 50% of the timber was high quality.

Factors Considered Most Important

The open-ended question resulted in a wide variety of responses that could be grouped into 10 general categories

(Table 3). Most important, understandably, was the relative value of the wood. This is consistent with the sensitivity to quality (Figure 3) that respondents indicated in the "hypothetical-sale" part of the survey. All other factors were not nearly as important (i.e., they were not listed nearly as often by respondents). Perhaps more interesting than the factors

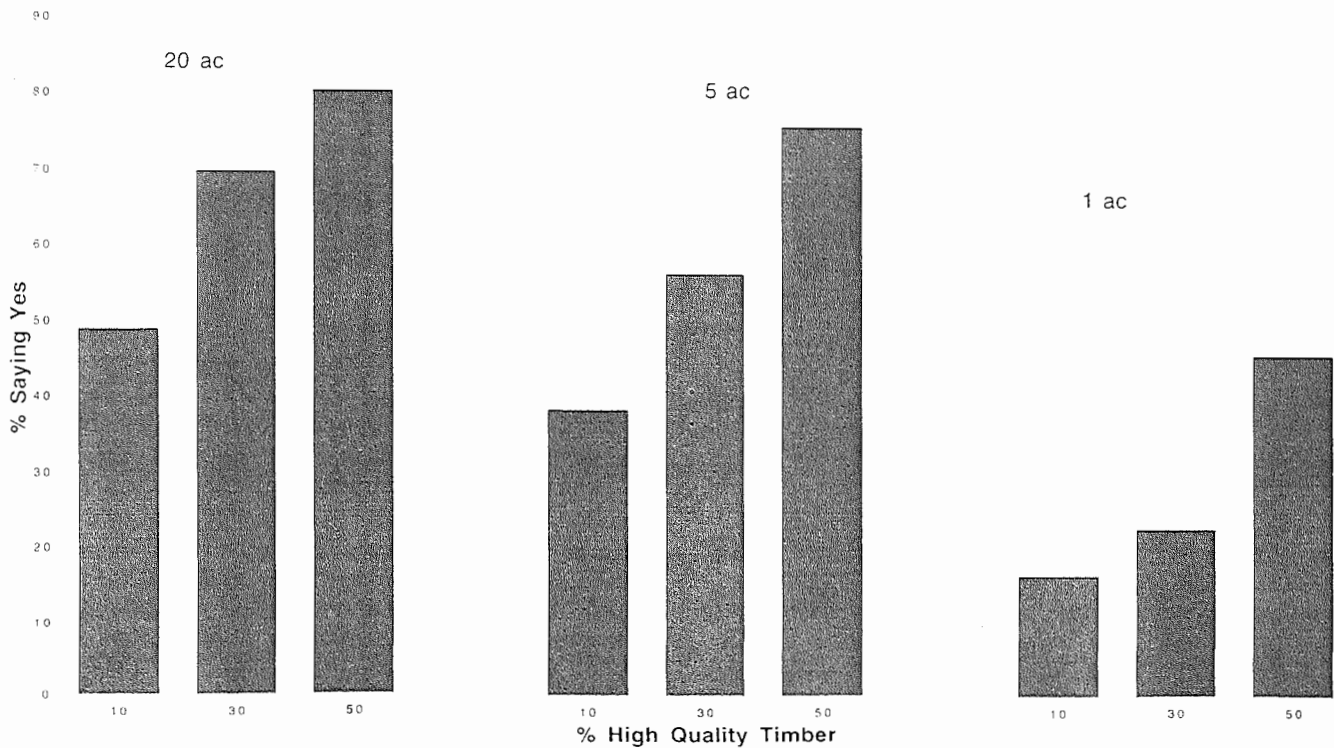


Figure 3. Percent of respondents indicating a willingness to purchase a hypothetical timber sale that varied in area and percent of high quality timber.

Table 3. The most important factors to consider when bidding on a small timber sale (percent of respondents mentioning the category in their open-ended response).

1. Relative value of the wood/quality/species	61.3
2. Landing location and size/access to sale	24.8
3. Proximity to another job in the area/cost of moving the machinery/travel distance	23.5
4. Presence of steep slopes/skidding difficulty	17.5
5. Wetlands	10.9
6. Problems with neighbors or local regulations	6.6
7. Size of the average tree	5.8
8. Proximity to mill	5.8
9. Well-drained site that could be operated during mud season	2.2
10. Job extras—e.g., remove all slash, junk cars, etc.	0.7

that are most important are the ones that are considered relatively unimportant by most respondents. Factors such as the presence of wetlands (listed 10.9% of the time), problems with neighbors or local regulations (6.6%), or "job extras" (0.7%) were apparently unimportant.

Conclusions

Response

The survey used in this study was completed by 26% of the licensed timber harvesters in Massachusetts. This response does not necessarily represent a statistical sample from which conclusions can be drawn about the entire harvester population. Based on the reported equipment mix, however, we feel that the respondents are fairly typical of conventional operators.

Preferences Concerning Size of Sales

Respondents reported that they have harvested sales as small as 7.8 ac and 20.4 mbf, and they would bid on sales as small as 5.3 ac and 17.1 mbf. Small standard errors around these means and the similarity of means and medians indicate that in spite of a wide range in responses, participants in the survey were generally quite consistent. Also, it is worth noting that these averages are well below the current average woodlot size of 10.6 ac.

Sensitivity

More than three-fourths of the respondents would purchase the hypothetical 20 ac sale, even if it had only 2 mbf/ac. Likewise, more than three-fourths would purchase it if it was 25 miles from home. Almost half of the respondents (48.9%) would purchase the 20 ac hypothetical sale even if only 10% of the timber was of high quality. Respondents were willing to travel farther and put up with low harvest volumes per acre and low quality if they could operate on an area of 20 ac. Respondents were sensitive to distance in all hypothetical cases. Fifty miles was too far to travel.

Timber sales of only 1 ac were unpopular with respondents. Even with a density as high as 6 mbf/ac of harvestable wood, roughly two-thirds of the respondents would not bid on the smallest hypothetical sale. This is in direct contrast to the harvestable density of 2 mbf/ac that the majority of respondents (76.7%) found acceptable on the 20 ac sale. Also, fewer than half of the respondents (48.9%) would bid on a 1 ac sale even if it was only 5 miles from home. Finally, even though timber quality and value was the most frequently cited factor to consider, fewer than half of the respondents (45.7%) would

bid on a 1 ac sale even if 50% of the timber was high quality. Sales of only 1 ac were unpopular regardless of proximity, density of harvestable trees, or timber quality.

Finally, respondents reported that the single most important factor in deciding to bid on a small sale was quality and value of the timber. All other factors paled in comparison. Remarkably low in importance were factors such as local regulation, problematic neighbors, and additional tasks to perform for the landowner.

The 5 ac Sale

Respondents indicated that they would bid on a timber sale as small as 5 ac. For sales of that size, harvestable volume density is moderately important. Half the respondents (51.1%) would need at least 3 mbf/ac in order to bid, and most (78.2%) would need 5 mbf/ac. As forest ownerships become smaller through the trend of parcelization, the desire of harvesters to cut greater volumes per acre may conflict with the attitudes of landowners, neighbors, and society about aesthetics and the appearance of harvesting (Birch 1989, Brush 1979).

Most respondents (80.5%) would travel 5 miles from home for a 5 ac timber sale, and over half would travel 25 miles. Hardly any respondents would be willing to travel 50 miles for such a sale. As the forested landscape is increasingly parcelized, harvesters may have to travel greater distances and search among a larger pool of landowners to find those willing to have timber sold from their property. Although the number of potential owners that may arrange for a harvest increases due to parcelization, studies have shown that these new owners of smaller parcels may be less inclined to harvest (Dennis 1992).

Finally, roughly half of the respondents required at least 30% of the timber on the hypothetical 5 ac sale to be of high quality. Few were willing to bid on the 5 ac sale with only 10% high quality timber. In the future, small woodlots that are victimized by high grading may be "stranded" without the ability to implement an improvement cutting if they do not have a minimum of high-quality timber for sale. Conversely, woodlots of 5 ac or more in which the timber quality has been enhanced by silvicultural practices such as TSI and improvement treatments should readily find willing loggers.

Application

Although the average forested parcel size is declining in Massachusetts, responding timber harvesters report that it has not reached the point where sales are so small that they cannot be profitably harvested by local loggers, at least with their current level of technology and mechanization. Participants in this study are currently willing to harvest as little as 5 ac and 17 mbf in a timber sale, but generally are not willing to drive more than 25 miles to reach it, and at least 30% of the timber should be high quality. This suggests the importance of silviculturally improving even large stands to ensure their feasible harvest in the future should they become part of a smaller property. It is especially important to improve the timber quality of small parcels if owners hope to maintain timber income as a future possibility. These relationships may change if timber prices increase. More valuable timber

or the total cash value of the sale may offset some of the negative effects of parcelization.

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From: [REDACTED]
Sent: Thursday, August 10, 2023 1:56 PM
To: Dale Throenle
Subject: Message from directory page on Chocolay Township Web site

You have received an e-mail message from the Township directory page.

Sender name: Mark E. James
Email address: [REDACTED]

Contact Number: [REDACTED]

Message: Dear Mr. Throenle,
Per our conversation on 8-10-23, I would like you to present my concerns and petitions to the zoning board of appeals at the next meeting on Aug. 21. My goal is to obtain changes in zoning rules that will allow me to have an ADU(accessory dwelling unit) on my property located at 1805 E. Hwy. M28 in Chocolay township. I am currently disallowed to install an ADU because a dwelling unit is already on my property. Also, I cannot split the the land to allow another home because of and out of date rule from 1977 that blocks that land division because the width is 100 ft.; short of the 120 ft. requirement. 3rd, I cannot expand my existing home because it is 744 sq. ft., short of the 800 sq. ft. rule. So, 3 problems exist that prevent me from improving my camp property. Because of this, I now realize that my property is devalued and I cannot improve the comfort for my family or realize a maximum sale value in the future!
I recommend the Board update the zoning rules to allow APU structures.
Sincerely, Mark James, OD