

AGENDA

CHOCOLAY TOWNSHIP BOARD

Township Fire Hall Room
February 12, 2024 – 5:30 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, January 8, 2024.
 - B. Approve Revenues and Expenditure Reports – January 2023 (Unaudited).
 - C. Approve Revenues and Expenditure Reports – January 2024.
 - D. Approve Bills Payable, Check Register Reports – January 9, 18, 26, 2023 and January 2, 9, 18, 26, 30 and 31, 2024.
 - E. Approve Regular Payroll – January 4, and 18, 2024.
- VII. SUPERVISOR REPORT**
- VIII. CLERK’S REPORT**
- X. PUBLIC HEARING**
- XI. PRESENTATIONS**
- XII. UNFINISHED BUSINESS**
- XIII. NEW BUSINESS**
 - A. Consider FY 2023 Budget Adjustments to Finalize Soft Close.
 - 1. Budget Amendment #10 2023 Year End Adjustments
 - B. Consider Boiler Plate Language for future Township Solicitations for Purchases.
 - C. Consider Purchase of Wildlands (Brush) Truck for the Fire Department.
 - D. Joint Meeting with the Planning Commission.
 - 1. Motion by Planning Commission to Join Meeting
 - 2. Public Comment Planning Commission
 - 3. Review and Discuss Direction of the AF District
 - 4. Township Attorney – Review the next steps for the Agricultural/ Forestry (AF) District
 - 5. Review Planning Commission Year End Report
 - 6. Joint Discussion for Planning Commission Questions
 - 7. Public Comment Planning Commission
 - 8. Motion by Planning Commission to Close Planning Commission Meeting
 - E. Notice of Summons in a Civil Action – Case No. 2:24-cv-00007, Mulcahey v. Chocolay Township, Jennings, Carter, Throenle, De Groot, Hillstrom.
 - F. Manager Update of Work Plan and Corporate Status.
- XIV. BOARD MEMBER’S COMMENTS**

XV. PUBLIC COMMENT

XVI. CORRESPONDENCE, MEETING MINUTES AND INFORMATION.

- A. Minutes – Chocolay Township Planning Commission; Regular Meeting of December 18, 2023.
- B. Minutes – Chocolay Township Planning Commission; Regular Meeting of January 22, 2024, Draft.
- C. Minutes - Marquette County Solid Waste Management Authority; Regular Meeting of December 20, 2023.
- D. Minutes - Marquette County Solid Waste Management Authority; Regular Meeting of January 17, 2024, Draft.
- E. Minutes – Marquette Area Wastewater Advisory Board; Regular Meeting of December 14, 2023.
- F. Minutes – US 41 Corridor Advisory Group; Regular Meeting of December 12, 2023.
- G. Information – Chocolay Township Newsletter – January 2024
- H. Correspondence – Jenn Hill, State Representative.
- I. Correspondence – Toys for Tots.

XVII. ADJOURNMENT

January 8, 2024

The regular meeting of the Chocolay Township Board was held on Monday, January 8, 2024, in the Chocolay Township Fire Hall. Supervisor Bohjanen called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE.

TOWNSHIP BOARD.

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

ABSENT: Kendra Symbol

STAFF PRESENT: William De Groot, Suzanne Sundell

APPROVAL OF AGENDA.

Supervisor Bohjanen stated that the agenda item for Presentations was to present the findings from the 2023 Sewer Main and Lateral inspection. The presenter is unable to be at the meeting, so he would suggest that this be moved to the March meeting.

White moved, Lynch supported to approve the agenda as amended, to postpone the Sewer presentation to the March meeting.

MOTION CARRIED

PUBLIC COMMENT

Sam Elder, 125 East Main – spoke on House Bill 5120 and Senate Bill 271 regarding solar farms. He feels these decisions should be made by the township and not by people downstate. Elder stated that Senate Bill 271 directly affects the Board of Light and Power. Elder questioned if the Michigan Townships were involved in this.

Supervisor Bohjanen indicated that the legislature has gone ahead with this and the Michigan Townships Association is fighting against it. At this point, it would take a change of legislators to change this.

CONSENT AGENDA

- A. Approve Minutes of Previous Meeting – Regular Meeting December 11, 2023.
- B. Approve Revenue and Expenditure Reports – December 2023 (Unaudited).
- C. Approve Bills Payable, Check Register Reports – December 12, 2023 (Check #26520 – 26543, in the amount of \$88,306.13) and December 28, 2023 (Check # 26544 – 26574, in the amount of \$397,626.91).
- D. Approve Bills Payable – Longevity Payroll of December 4, 2023 (Check #'s DD3778 – DD3786, Federal, State, and MERS in the amount of \$4,941.30), Regular Payroll of December 7, 2023 (Check #'s DD3787 – DD3820 and Check #'s 11447 – 11452, Federal, State, and MERS in the amount of \$45,419.06), and Regular Payroll of December 21, 2023 (Check #'s DD3821 –

DD3867 and Check #'s 11453 – 11458, Federal, State, and MERS in the amount of \$49,001.92).

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

SUPERVISOR'S REPORT

Supervisor Bohjanen continues to meet with the Assessor monthly. Everything is on schedule. There will be a need to look for an Assessing Assistant in the spring.

CLERK'S REPORT

Clerk Engle indicated that the Absentee Ballot applications have gone out for the Presidential Primary on February 27, 2024. Voters are now starting to change to the Permanent Ballot list.

TREASURER'S REPORT

Treasurer Zyburt indicated that there were no maturities over the last quarter.

PUBLIC HEARING – NONE

PRESENTATIONS – 2023 SEWER MAIN AND LATERAL INSPECTION FINDINGS (Postponed until March Township Board Meeting)

CONSIDER FY 2023 BUDGET ADJUSTMENTS TO START YEAR END CLOSURE

General Fund Budget Amendment # 9

ARPA Year End Adjustment – 2023

Lynch moved, White 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 FY 2023 budget be modified as follows:

	PREVIOUS	CHANGE (+ / -)	AMENDED
REVENUE			
GF - ARPA			
101.528.001	\$0.00	\$53,886.56	\$53,886.56
EXPENDITURES			
GF - TRAINING & EDUCATION			
101.285.840	\$27,380.00	53,886.00	\$81,266.00
GF - TRAINING & EDUCATION			
101.285.840	\$81,266.00	(53,886.00)	\$27,380.00
HEALTH INSURANCE			
101.285.925	\$225,195.00	53,886.00	\$279,081.00
REVENUE			
SEWER FUND - ARPA			
571.571.528.001	\$0.00	80,345.00	\$80,345.00
EXPENDITURES			
LIFT STATION PROJECT			
571.571.973.001	\$0.00	80,345.00	\$80,345.00

ROLL CALL VOTE

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

NAYS: None

ABSENT: Symbal

MOTION CARRIED

**Capital Fund Budget Amendment #9
KBIC 2% Funds Allocation**

White moved, Zybert 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 FY 2023 budget be modified as follows:

	PREVIOUS	CHANGE (+ / -)	AMENDED
REVENUE			
KBIC 2% Gaming Money			
401.000.582	\$ 170,000.00	\$ 88,444.46	\$ 258,444.46
EXPENDITURE			
Police Dept. Equipment			
401.305.977	\$ 78,705.00	\$ 10,000.00	\$ 88,705.00
Fire Department Equipment			
401.340.977	\$ 81,386.00	\$ 70,000.00	\$ 151,386.00
Capital Outlay			
401.958.957	\$ 147,120.00	\$ 8,444.46	\$ 155,564.46

ROLL CALL VOTE

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

NAYS: None

ABSENT: Symbal

MOTION CARRIED

CONSIDER CHANGES TO BOARDS AND COMMISSIONS MEETING DATES

Lynch moved, Rhein supported to approve the revised Planning Commission Meeting Schedule for calendar year 2024.

MOTION CARRIED

PREPARATION REVIEW FOR JOINT MEETING IN FEBRUARY

Supervisor Bohjanen stated there will be a short agenda for the Township Board Meeting at 5:30 followed by the Joint Meeting with the Planning Commission. The Board is hoping for a presentation from the Planning Commission on the progress of the rezoning of the AF district. Trustee Rhein indicated that the language is wrapped up and they are now working on the maps, which should be ready for the February meeting.

Township Manager De Groot asked about having a presentation prepared – would go through the public hearing process, the Township Board rights, possibly a diagram of the process and next steps. The Board agreed this would be a good idea.

Supervisor Bohjanen indicated that this was the major item for the meeting. There are other ordinances that should be looked at going forward, such as a brief look at renewable energy as our language is inadequate at this point (solar panels and wind). Clerk Engle indicated that as far as renewable energy goes, if we do not have an ordinance then it will definitely go to the State. Supervisor Bohjanen indicated that unlike some areas, the township does not have the acreage needed for this – a utility grade would need approximately 600 acres. Trustee Lynch indicated that transmission lines would also be needed at \$5 million per mile.

Manager De Groot indicated that the MTA will be putting out a draft “opposition ordinance” within the next few weeks so that we are able to control what we can.

Supervisor Bohjanen stated that in going over the bills, he has not seen anything on “eminent domain”. Basically, you would need a utility company that is willing to put these up, a landowner that is willing to provide the land, and depending on size, the State may or may not be a part of this. Clerk Engle indicated that in order to implement something like this, they would need to approach the townships first.

MANAGER UPDATE OF WORK PLAN AND CORPORATE STATUS

Manager De Groot stated that we are currently working on the budget numbers and providing the information to the departments. We are also working on getting RFP’s out the door for projects for the coming year. We are waiting to sign for the \$150,000 from the State. The radios are nine months out and we would be looking at advance pay.

Corporate - Staff is preparing the soft close and looking at adjustments that are needed. One more adjustment will be coming to the Board once all entries have been processed. We expect the auditors to be in sometime in February.

Work Plan – the siding is done and the building is quieter. There are no numbers yet on heating savings, but we anticipate the costs to go down. Looking at putting a small solar collector for the Fire Hall and DPW building. There is an initial quote of \$80,000 with the ability to possibly get a 50% match by the Federal government. This is still being researched.

The sewer presentation that was rescheduled is the results of the video inspection conducted last year. Everything was videoed – no crushed parts. The pipes were laid from 1974 – 1979 and it is now a matter of protection. Will be putting together an Asset Management Plan.

BOARD MEMBER COMMENTS

Don Rhein – none

Kendra Symbal – absent

Judy White – has been going to the meetings at the Landfill – does not feel like the meetings are always conducted properly and the meetings are all over the place. Nothing major at the moment.

Dave Lynch – none

Ben Zyburt – none

Max Engle – none

Richard Bohjanen – none

PUBLIC COMMENT

Stephanie Gencheff, 597 Lakewood Lane – likes the new siding. Would also like to discuss accessory dwelling units at the joint meeting to get board input on pros and cons.

Zyburt moved, Engle supported that the meeting be adjourned.

MOTION CARRIED

The meeting was adjourned at 6:09 p.m.

INFORMATIONAL REPORTS AND COMMUNICATIONS.

- A. Minutes - Marquette County Solid Waste Management Authority, Work Session of December 11, 2023, Draft.
- B. Minutes – Marquette County Solid Waste Management Authority, Work Session of December 15, 2023, Draft.
- C. Minutes – Marquette Area Wastewater Advisory Board; Regular Meeting of November 9, 2023.
- D. Information – Chocology Township Newsletter – December 2023.
- E. Information – Marquette Area Wastewater Advisory Board 2024 Meeting Schedule.
- F. Information – Iron Ore Heritage Trail 2023 Municipal Report.

Max Engle, Clerk

Richard Bohjanen, Supervisor

DRAFT

REVENUE AND EXPENDITURE REPORT FOR CHOCOLAY TOWNSHIP
 PERIOD ENDING 12/31/2023
 % Fiscal Year Completed: 100.00

ACCOUNT DESCRIPTION	2023		YTD BALANCE 12/31/2023	AVAILABLE BALANCE	% BDGT USED
	ORIGINAL BUDGET	2023 AMENDED BUDGET			
Fund 101 - GENERAL FUND					
000.000	2,779,572.00	2,898,760.90	1,050,324.15	1,848,436.75	36.23
TOTAL REVENUES	2,779,572.00	2,898,760.90	1,050,324.15	1,848,436.75	36.23
103.000 - TOWNSHIP BOARD	192,694.00	196,194.00	184,816.34	11,377.66	94.20
175.000 - TOWNSHIP SUPERVISOR	20,399.00	20,399.00	13,906.75	6,492.25	68.17
190.000 - ELECTION DEPARTMENT	30,192.00	39,694.00	16,864.31	22,829.69	42.49
202.000 - ASSESSOR	73,936.00	74,086.00	71,443.48	2,642.52	96.43
215.000 - CLERK	142,503.00	142,503.00	131,600.64	10,902.36	92.35
247.000 - BOARD OF REVIEW	2,753.00	2,753.00	1,405.78	1,347.22	51.06
253.000 - TREASURER	75,625.00	75,889.00	72,606.07	3,282.93	95.67
258.000 - TECHNOLOGY	47,321.00	55,321.00	49,591.91	5,729.09	89.64
265.000 - TOWNSHIP HALL & GROUNDS	200,455.00	200,455.00	125,119.88	75,335.12	62.42
285.000 - OTHER GENERAL GOVERNMENT	466,562.00	528,248.00	472,759.29	55,488.71	89.50
305.000 - POLICE DEPARTMENT	531,101.00	564,079.00	433,283.47	130,795.53	76.81
340.000 - FIRE DEPARTMENT	207,447.00	208,847.00	94,033.51	114,813.49	45.03
440.000 - STREETS	22,750.00	23,816.34	22,239.66	1,576.68	93.38
526.000 - SANITARY LANDFILL	35,300.00	35,300.00	20,054.94	15,245.06	56.81
708.000 - RECREATION & GRANTS	0.00	0.00	0.00	0.00	0.00
722.000 - COMMUNITY CENTER	0.00	0.00	0.00	0.00	0.00
756.000 - RECREATION AND PROPERTIES	570,751.00	571,050.00	174,483.28	396,566.72	30.55
800.000 - ZONING	124,965.00	125,089.00	120,785.90	4,303.10	96.56
805.000 - ZONING/PLANNING COMMISSION	12,754.00	12,973.00	8,264.36	4,708.64	63.70
815.000 - ZONING/APPEALS BOARD	4,569.00	4,569.00	605.84	3,963.16	13.26
TOTAL EXPENDITURES	2,762,077.00	2,881,265.34	2,013,865.41	867,399.93	69.90
Fund 101 - GENERAL FUND:					
TOTAL REVENUES	2,779,572.00	2,898,760.90	1,050,324.15	1,848,436.75	36.23
TOTAL EXPENDITURES	2,762,077.00	2,881,265.34	2,013,865.41	867,399.93	69.90
NET OF REVENUES & EXPENDITURES	17,495.00	17,495.56	(963,541.26)	981,036.82	5,507.35

REVENUE AND EXPENDITURE REPORT FOR CHOCOLAY TOWNSHIP
 PERIOD ENDING 01/31/2024
 % Fiscal Year Completed: 8.47

ACCOUNT DESCRIPTION	2024		YTD BALANCE 01/31/2024	AVAILABLE BALANCE	% BDGT USED
	ORIGINAL BUDGET	2024 AMENDED BUDGET			
Fund 101 - GENERAL FUND					
000.000	2,707,924.00	2,707,924.00	2,519.98	2,705,404.02	0.09
TOTAL REVENUES	2,707,924.00	2,707,924.00	2,519.98	2,705,404.02	0.09
103.000 - TOWNSHIP BOARD	200,601.00	200,601.00	16,031.26	184,569.74	7.99
175.000 - TOWNSHIP SUPERVISOR	17,012.00	17,012.00	1,135.76	15,876.24	6.68
190.000 - ELECTION DEPARTMENT	76,293.00	76,293.00	5,099.45	71,193.55	6.68
202.000 - ASSESSOR	75,975.00	75,975.00	4,556.62	71,418.38	6.00
215.000 - CLERK	151,968.00	151,968.00	10,259.17	141,708.83	6.75
247.000 - BOARD OF REVIEW	2,828.00	2,828.00	0.00	2,828.00	0.00
253.000 - TREASURER	82,273.00	82,273.00	4,451.77	77,821.23	5.41
258.000 - TECHNOLOGY	52,000.00	52,000.00	8,661.73	43,338.27	16.66
265.000 - TOWNSHIP HALL & GROUNDS	63,675.00	63,675.00	1,553.37	62,121.63	2.44
285.000 - OTHER GENERAL GOVERNMENT	515,888.00	515,888.00	72,849.70	443,038.30	14.12
305.000 - POLICE DEPARTMENT	572,969.00	572,969.00	43,978.74	528,990.26	7.68
340.000 - FIRE DEPARTMENT	127,304.00	127,304.00	4,367.10	122,936.90	3.43
440.000 - STREETS	23,400.00	23,400.00	1,262.57	22,137.43	5.40
526.000 - SANITARY LANDFILL	36,400.00	36,400.00	289.93	36,110.07	0.80
708.000 - RECREATION & GRANTS	0.00	0.00	0.00	0.00	0.00
722.000 - COMMUNITY CENTER	0.00	0.00	0.00	0.00	0.00
756.000 - RECREATION AND PROPERTIES	192,885.00	192,885.00	10,349.41	182,535.59	5.37
800.000 - ZONING	80,343.00	80,343.00	9,554.54	70,788.46	11.89
805.000 - ZONING/PLANNING COMMISSION	13,400.00	13,400.00	0.00	13,400.00	0.00
815.000 - ZONING/APPEALS BOARD	4,713.00	4,713.00	0.00	4,713.00	0.00
TOTAL EXPENDITURES	2,289,927.00	2,289,927.00	194,401.12	2,095,525.88	8.49
Fund 101 - GENERAL FUND:					
TOTAL REVENUES	2,707,924.00	2,707,924.00	2,519.98	2,705,404.02	0.09
TOTAL EXPENDITURES	2,289,927.00	2,289,927.00	194,401.12	2,095,525.88	8.49
NET OF REVENUES & EXPENDITURES	417,997.00	417,997.00	(191,881.14)	609,878.14	45.90

01/09/2024

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK DATE FROM 01/09/2024 - 01/09/2024

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING				
01/09/2024	GEN	26593	AMAZON CAPITAL SERVICES	832.51
01/09/2024	GEN	26594	BARAGA TELEPHONE COMPANY	2.07
01/09/2024	GEN	26595	BENSINGER, COTANT, & MENKES,PC	720.00
01/09/2024	GEN	26596	CHOCOLAY TOWNSHIP	40.12
01/09/2024	GEN	26597	CHOCOLAY TWP. VOL. FIRE. DEPT.	343.98
01/09/2024	GEN	26598	CONWAY SHIELDS	1,055.50
01/09/2024	GEN	26599	DALCO	1,070.75
01/09/2024	GEN	26600	ELECTION SOURCE	245.75
01/09/2024	GEN	26601	FOX MARQUETTE CHEVROLET	229.63
01/09/2024	GEN	26602	FRED'S RUBBER STAMP	42.06
01/09/2024	GEN	26603	JEFFERSON FIRE & SAFETY	1,405.20
01/09/2024	GEN	26604	KONICA MINOLTA BUSINESS	892.71
01/09/2024	GEN	26605	LASCO DEVELOPMENT CORPORATION	960.50
01/09/2024	GEN	26606	MENARDS	41.77
01/09/2024	GEN	26607	NORTH SHORE COMPRESSOR &	538.48
01/09/2024	GEN	26608	ODP BUSINESS SOLUTIONS LLC	73.94
01/09/2024	GEN	26609	POMASL FIRE EQUIPMENT	1,105.36
01/09/2024	GEN	26610	POMP'S TIRE SERVICE, INC.	199.45
01/09/2024	GEN	26611	PRINTING SYSTEMS	323.88
01/09/2024	GEN	26612	PRO-TECH SALES	90.00
01/09/2024	GEN	26613	RED POWER DIESEL	1,000.00
01/09/2024	GEN	26614	WEX BANK	2,213.86

GEN TOTALS:

Total of 22 Checks:	13,427.52
Less 0 Void Checks:	0.00
Total of 22 Disbursements:	13,427.52

GENERAL FUND	\$ 12,385.75
CAPITAL FUND	\$ 1,000.00
SEWER FUND	\$ 41.77
	\$ 13,427.52

01/18/2024

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK DATE FROM 01/18/2024 - 01/18/2024

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING				
01/18/2024	GEN	26623	ALGER-DELTA CO-OPERATIVE	2,047.31
01/18/2024	GEN	26624	ANDERSON, TACKMAN & CO.	240.00
01/18/2024	GEN	26625	DIGITAL-ALLY	415.00
01/18/2024	GEN	26626	DISCOUNT CELL INC.	862.20
01/18/2024	GEN	26627	ELAN FINANCIAL SERVICES	2,181.38
01/18/2024	GEN	26628	PRINTING SYSTEMS	1,001.36
01/18/2024	GEN	26629	VERIZON	223.78
01/18/2024	GEN	26630	VERIZON	288.46
01/18/2024	GEN	26631	VERIZON	41.07
01/18/2024	GEN	26632	WASTE MANAGEMENT OF WI-MN	150.00

GEN TOTALS:

Total of 10 Checks:	7,450.56
Less 0 Void Checks:	0.00
Total of 10 Disbursements:	7,450.56

GENERAL FUND	\$ 5,678.87
SEWER FUND	\$ 1,771.69
	\$ 7,450.56

01/26/2024

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK NUMBERS 26645 - 26651

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING				
01/26/2024	GEN	26645	CITY OF MARQUETTE	2,934.25
01/26/2024	GEN	26646	DALCO	261.55
01/26/2024	GEN	26647	JANELLE RUFF	38.64
01/26/2024	GEN	26648	LADOLCE VIDEO & DESIGN	366.20
01/26/2024	GEN	26649	MINING JOURNAL	262.96
01/26/2024	GEN	26650	PETER WHITE PUBLIC LIBRARY	53,607.42
01/26/2024	GEN	26651	SEMCO ENERGY GAS COMPANY	1,341.95
GEN TOTALS:				
Total of 7 Checks:				58,812.97
Less 0 Void Checks:				0.00
Total of 7 Disbursements:				58,812.97
GENERAL FUND	\$ 55,672.81			
SEWER FUND	\$ 3,140.16			
	\$ 58,812.97			

01/02/2024

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK DATE FROM 01/02/2024 - 01/02/2024

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING				
01/02/2024	GEN	26575	ACCIDENT FUND INSURANCE CO OF AMER	1,970.50
01/02/2024	GEN	26576	DELTA DENTAL	1,050.40
01/02/2024	GEN	26577	LASCO DEVELOPMENT CORPORATION	924.48
01/02/2024	GEN	26578	MEDICAL AIR SERVICES ASSOCIATION	180.00
01/02/2024	GEN	26579	MICHIGAN ASSOC OF MUNICIPAL CLERKS	225.00
01/02/2024	GEN	26580	MICHIGAN ASSOC. OF CHIEFS	115.00
01/02/2024	GEN	26581	MICHIGAN MUNICIPAL RISK	26,088.50
01/02/2024	GEN	26582	MICHIGAN MUNICIPAL TREASURERS	99.00
01/02/2024	GEN	26583	MICHIGAN STATE FIREMEN'S ASSOC	75.00
01/02/2024	GEN	26584	MICHIGAN STATE POLICE	1,000.00
01/02/2024	GEN	26585	NATIONAL ASSOC OF POLICE CHIEFS	60.00
01/02/2024	GEN	26586	NMPSA	445.00
01/02/2024	GEN	26587	NORTHERN MICHIGAN UNIVERSITY	750.00
01/02/2024	GEN	26588	NORTHSTAR EMPLOYEE ASSISTANCE	270.00
01/02/2024	GEN	26589	PETER WHITE PUBLIC LIBRARY	41,519.90
01/02/2024	GEN	26590	SBAM PLAN	16,735.33
01/02/2024	GEN	26591	STANDARD INSURANCE COMPANY	948.10
01/02/2024	GEN	26592	VSP-VISION SERVICE PLAN	647.40

GEN TOTALS:

Total of 18 Checks:	93,103.61
Less 0 Void Checks:	0.00
Total of 18 Disbursements:	93,103.61

GENERAL FUND	\$ 92,168.32
SEWER FUND	\$ 935.29
	\$ 93,103.61

01/09/2024

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK NUMBERS 26615 - 26622

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING				
01/09/2024	GEN	26615	ACE HARDWARE	3.99
01/09/2024	GEN	26616	ELECTION SOURCE	1,980.00
01/09/2024	GEN	26617	FOX MARQUETTE CHEVROLET	907.38
01/09/2024	GEN	26618	MICHIGAN ASSESSORS ASSOCIATION	95.00
01/09/2024	GEN	26619	NMPA	65.00
01/09/2024	GEN	26620	PENINSULA FIBER NETWORK LLC	508.80
01/09/2024	GEN	26621	U S POSTAL SERVICE	990.00
01/09/2024	GEN	26622	ZOHO CORPORATION	<u>3,312.50</u>

GEN TOTALS:

Total of 8 Checks:	7,862.67
Less 0 Void Checks:	<u>0.00</u>
Total of 8 Disbursements:	<u>7,862.67</u>

GENERAL FUND \$ 7,862.67

\$ 7,862.67

01/18/2024

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK NUMBERS 26633 - 26644

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING				
01/18/2024	GEN	26633	AMAZON CAPITAL SERVICES	104.53
01/18/2024	GEN	26634	DELTA DENTAL	1,050.40
01/18/2024	GEN	26635	ELAN FINANCIAL SERVICES	330.00
01/18/2024	GEN	26636	EMERGENCY SERVICE MKTG CORP	305.00
01/18/2024	GEN	26637	LAKE SUPERIOR COMMUNITY PARTNERSHIP	3,500.00
01/18/2024	GEN	26638	LAMMI FIRE PROTECTION, INC.	155.75
01/18/2024	GEN	26639	LEXISNEXIS RISK SOLUTIONS	429.30
01/18/2024	GEN	26640	MENARDS	104.19
01/18/2024	GEN	26641	O'REILLY AUTOMOTIVE INC.	102.09
01/18/2024	GEN	26642	POMP'S TIRE SERVICE, INC.	149.26
01/18/2024	GEN	26643	SBAM PLAN	16,347.75
01/18/2024	GEN	26644	WASTE MANAGEMENT OF WI-MN	289.93

GEN TOTALS:

Total of 12 Checks:	22,868.20
Less 0 Void Checks:	0.00
Total of 12 Disbursements:	22,868.20

GENERAL FUND	\$ 21,887.33
SEWER FUND	\$ 980.87
	\$ 22,868.20

01/26/2024

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK NUMBERS 26652 - 26665

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING				
01/26/2024	GEN	26652	AMAZON CAPITAL SERVICES	119.45
01/26/2024	GEN	26653	BS&A SOFTWARE	5,530.00
01/26/2024	GEN	26654	FOX MARQUETTE CHEVROLET	74.97
01/26/2024	GEN	26655	LASCO DEVELOPMENT CORPORATION	976.94
01/26/2024	GEN	26656	MEDICAL AIR SERVICES ASSOCIATION	180.00
01/26/2024	GEN	26657	MENARDS	97.56
01/26/2024	GEN	26658	NAPA AUTO PARTS	323.91
01/26/2024	GEN	26659	O'REILLY AUTOMOTIVE INC.	50.60
01/26/2024	GEN	26660	ODP BUSINESS SOLUTIONS LLC	29.61
01/26/2024	GEN	26661	PITNEY BOWES, INC	2,015.00
01/26/2024	GEN	26662	RINGCENTRAL INC	719.29
01/26/2024	GEN	26663	U.P.S.E.T. - UPPER PENINSULA	5,000.00
01/26/2024	GEN	26664	VSP-VISION SERVICE PLAN	647.40
01/26/2024	GEN	26665	WOLVERINE POWER SYSTEMS	1,760.00
GEN TOTALS:				
Total of 14 Checks:				17,524.73
Less 0 Void Checks:				0.00
Total of 14 Disbursements:				<u>17,524.73</u>
GENERAL FUND	\$	15,685.23		
SEWER FUND	\$	1,839.50		
	\$	17,524.73		

01/30/2024

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK NUMBERS 26666 - 26666 , DATED 01/30/2024

Check Date	Bank	Check	Vendor Name	Amount
01/30/2024	GEN	26666	WENDY ACKERS	770.22

GEN TOTALS:

Total of 1 Checks:	770.22
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	770.22

GENERAL FUND \$ 770.22

\$ 770.22

01/31/2024

CHECK REGISTER FOR CHOCOLAY TOWNSHIP
CHECK DATE FROM 01/31/2024 - 01/31/2024

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL CHECKING				
01/31/2024	GEN	26667	BARAGA TELEPHONE COMPANY	2.22
01/31/2024	GEN	26668	COUNTRY MILE DOCUMENT DESTRUCTION	63.25
01/31/2024	GEN	26669	LAMMI FIRE PROTECTION, INC.	35.00
01/31/2024	GEN	26670	LERMA, INC.	75.00
01/31/2024	GEN	26671	MARQUETTE BD OF LIGHT & POWER	4,247.91
01/31/2024	GEN	26672	MARQUETTE COUNTY TREASURER	9.38
01/31/2024	GEN	26673	MENARDS	31.86
01/31/2024	GEN	26674	NAPA AUTO PARTS	41.48
01/31/2024	GEN	26675	PITNEY BOWES, INC	91.29
01/31/2024	GEN	26676	STANDARD INSURANCE COMPANY	<u>1,091.50</u>
GEN TOTALS:				
Total of 10 Checks:				5,688.89
Less 0 Void Checks:				<u>0.00</u>
Total of 10 Disbursements:				5,688.89

GENERAL FUND \$ 4,148.11
SEWER FUND \$ 1,540.78

 \$ 5,688.89



Issue Brief: Budget Adjustment – 2023 Year End Adjustments

Meeting: Discussion February Board Meeting

Date: February 12, 2024

Issue Summary:

In preparation for the 2023 financial audit and financial review, we are reconciling unforeseen expenditures that occurred within the General Ledger.

Analysis:

There are sufficient funds available within the Salary Contingency and Contingency to cover the over-budget items.

Recommendation:

It is recommended that the Board amend the 2023 budget to reconcile the over budget expenditures within the General Ledger.

Author: Suzanne Sundell

Date: 02/12/24



**General Fund Budget Amendment #10
2023 Year End Adjustments**

Meeting: February 2024 Board Meeting

Date: February 12, 2024

_____ moved, _____ 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 FY 2023 budget be modified as follows:

BUDGET AMENDMENT		PREVIOUS	CHANGE (+ / -)	AMENDED
101.258.800	General Fund - Technology - Contractual	\$25,000.00	\$3,000.00	\$28,000.00
101.258.853	General Fund - Technology - Telephones	\$6,720.00	5,000.00	\$11,720.00
101.285.951	General Fund - OGG - Contingency	\$17,000.00	(8,000.00)	\$9,000.00
101.285.925	General Fund - OGG - Health Insurance	\$279,081.00	15,000.00	\$294,081.00
101.285.910	General Fund - OGG - Insurance & Bonds	\$76,480.00	(15,000.00)	\$61,480.00
101.202.705	General Fund - Assessor - Temp / Part Time	\$12,000.00	\$150.00	\$12,150.00
101.253.713	General Fund - Treasurer - Overtime (Deputy)	\$0.00	\$164.00	\$164.00
101.253.702	General Fund - Treasurer - Salary (Deputy)	\$50,836.00	\$100.00	\$50,936.00
101.805.710	General Fund - Zoning / Planning - Per Mtg Comp	\$6,552.00	\$219.00	\$6,771.00
101.285.952	General Fund - OGG - Salary Contingency	\$13,000.00	(633.00)	\$12,367.00
101.000.698	General Fund - Miscellaneous Rev	\$96,086.00	\$1,066.34	\$97,152.34
101.440.956	General Fund - Streets	\$0.00	\$1,066.34	\$1,066.34
571.285.926	Sewer Fund - Pension	\$0.00	\$3,400.00	\$3,400.00
571.571.925	Sewer Fund - Health Insurance	\$12,691.00	\$600.00	\$13,291.00
571.571.951	Sewer Fund Contingency	\$10,000.00	(\$4,000.00)	\$6,000.00

ROLL CALL VOTE

AYES:

NAYS:

Author: Suzanne Sundell

Date: 02/12/2024



Suggested Vote: Request for Proposal Boiler Plate

Meeting: Board Meeting February 12, 2024

Suggested Resolution:

Motion By: _____ **Supported By:** _____ that the Township Board approve the boiler plate language used for future requests for proposals for goods and services purchased by the Township per the Township Purchasing Policy.

Vote Required



Issue Brief: Request for Proposal Boiler Plate

Meeting: Discussion February Board Meeting

Date: February 12, 2024

Issue Summary:

Should the Board review and update the standard boiler plate request for proposal (RFP) language used by township staff for purchases?

Background:

The Township has purchased goods and services since the development of Chocolay government. From time to time, the township must review its purchasing policies. In 2011 the Board granted the Township Manager the authority to purchase goods and services as the “purchasing agent”. In 2021, the Board furthered that authority by clarifying what could be purchased and by whom through a purchasing policy.

Although these actions determined the extent of what could be purchased, there does not seem to be any Board review of the standard boiler plate language staff used in the purchasing process. The attached boiler plate language has been developed by staff and reviewed by legal counsel.

Analysis:

The Township has increased the need for the general purchases of goods and services that require requests for proposals (RFP’s). The boiler plate should be reviewed by the Board, so they have confidence that goods and services are being procured through an open competitive process.

Recommendation:

It is recommended that the Board review the boiler plate language. If the language is supported by the Board, then staff can start using the new language for future RFP’s.

Author: William De Groot

Date: 02/06/24



CHARTER TOWNSHIP OF CHOCOLAY

**Request for Proposal #
For:**

ISSUING OFFICE:

Charter Township of Chocolay

5010 US 41 South

Marquette, MI 49855

PH: 906-249-1448

Cell: 906-869-0295

Fax: 906-249-1313

Email:

SECTION 1 - INTRODUCTION

1.1 OVERVIEW

(PROJECT OVERVIEW AND PURPOSE).

1.2 SUBMITTAL OF PROPOSALS

- A. Proposals are to be addressed to the contracting officer as follows:
- B. Proposals must be received by *(DATE AND TIME)*. RFP must be labeled “*PROJECT NAME*”. Late proposals shall be returned to the proposer unopened.
- C. This RFP does not commit the Township to award a contract.
- D. The Township will not pay proposers for any costs associated with preparing responses to this RFP.
- E. Proposer agrees to and acknowledges all RFP specifications, terms, and conditions and indicates ability to perform by submission of its proposal.
- F. By submitting a proposal, the contractor accepts and agrees to comply with the terms and provisions contained herein.

1.3 COMMUNICATION

All communication, including questions, MUST BE IN WRITING and directed to the Contracting Officer identified in Section 1.2.A of this RFP. Communication may be made via email or facsimile.

1.4 PUBLIC DISCLOSURE OF PROPOSALS AND MATERIALS THE TOWNSHIP RECEIVES

- 1. Access to government records, including those held by the Township, is governed by the State of Michigan.
- 2. Proposal, documents, and material pertaining to this proposal become the property of The Township and shall be open to public inspection.
- 3. Bidders are advised that **any proposal, documents, and material** they submit to The Township in response to this proposal or in pursuit of a government-funded contract is open to public inspection. This includes, but is not limited to, proposals, documents, and material that the bidder may deem to be confidential or proprietary in nature.

4. Under the State of Michigan Freedom of Information Act (FOIA), the Township is obligated to provide access to, or copies of, material it has in its possession if and when another party makes a FOIA request. The Township may not be allowed to withhold or redact material that the bidder may find sensitive even if the bidder identifies the material as confidential, propriety, trade secret, etc.
5. Bidders should assume that any and all material they submit to The Township will be shared with the public.
6. The Township will not notify proposers or contractors if and when a FOIA request is made for information it provided to The Township.

SECTION 2 - SCOPE OF SERVICES

2.1 BACKGROUND

The Charter Township of Chocolay is seeking professional services....

2.2 SPECIFICATIONS

THIS SECTION SHOULD EXPLAIN THE MATERIALS NEEDED, THE WORK NEEDED, OR THE SERVICES TO BE PROVIDED WITH ANY ADDITIONAL MEETIGN REQUIREMENTS OR GUIDENCE TO COMPLETE THE TASKS.

SECTION 3 - INSTRUCTIONS TO PROPOSERS

3.1 PROPOSAL DEADLINE

- A. Proposals **MUST** be received by the due date and time specified in Section 1.2.B of this RFP.
- B. The Township assumes no responsibility for errant delivery of proposals, including those relegated to a courier agent who fails to deliver in accordance with the time and receiving point specified.

3.2 PROPOSAL FORMAT AND SUBMITTAL

- A. The entire proposal shall contain:
 1. One (1) original and one (1) copy of the technical proposal, and
 2. One (1) original and one (1) copy of the price proposal.

3.3 PROPOSAL REQUIREMENTS

Proposals must meet the following requirements:

- A. All bids shall include a price for each individual excavation area and a lump sum price if awarded to all areas for this year.
- B. All-inclusive price proposal. The hourly labor rates and additional prices shall include any items of labor, materials, tools, equipment, overhead, insurance, and all other costs necessary to complete the work to these specifications. Any items omitted from The Township's scope of service, which are clearly necessary for the completion of the project, shall be considered a portion of such work, although not directly specified or called for in these specifications.
- C. It may be required that all proposals meet the Davis Bacon Act, the Contract Work Hours and Safety Standards Act.

3.4 PROPOSAL ACCEPTANCE OR REJECTION

The Township reserves the right to:

- A. Reject any or all proposals, in full or in part for sound, documentable, business reasons, or to accept any proposal, in full or in part, or to waive any informality in any proposal deemed to be the best interest of the Township.
- B. Reject proposals which have major and/or unacceptable deviations from the Township's specifications; and accept a proposal that has only minor deviations.
- C. Postpone the proposal due date or cancel the solicitation.
- D. Consider any specific proposal that is conditional or not prepared in accordance with the instructions and requirements of this RFP to be noncompetitive.
- E. Waive any defects, or minor informalities or irregularities in any proposal that do not materially affect the proposal or prejudice other proposers.
- F. If there is evidence indicating that proposers are in collusion to restrict competition or otherwise engaged in anti-competitive practices, the proposals of all such proposers will be rejected and such evidence may be a cause for disqualification of the participants in future solicitations undertaken by the Township.

3.5 PROPOSAL AS A CONTRACT

- A. Each proposal will be submitted with the understanding that acceptance in writing by the Township of the offer to furnish the products or services described shall bind the proposer to furnish and deliver at the proposed price and in accordance with the specifications, terms and conditions, and other requirements detailed in the RFP or subsequent addendum.

- B. The proposal does not become a contract unless and until the Township executes the contract in the form of a signed agreement between the two parties. No other act by either party shall constitute a contract award.

SECTION 4 - SPECIAL PROVISIONS

4.1 CONTRACT DOCUMENTS

All parts of the contract documents are intended to be correlated so that any work called for in one part and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents. Wherever conflicting, contradictory, or redundant statements exist between the scope of services and the other sections of the RFP document, the other sections of the RFP take precedence.

4.2 MODIFICATION TO CONTRACT

A. Written Change Orders

Oral change orders are not permitted. No change to the contract shall be made unless the Township gives prior written approval. The Contractor shall be liable for all costs resulting from, and/or for satisfactorily correcting, any specification changes not properly ordered by written modification to the contract signed by the Township. A properly executed change order takes precedence over previously executed contract provisions.

B. Change Order Procedure

Within seven (7) calendar days after receipt of the written change order to modify the contract, the Contractor shall submit to the Township a detailed price and schedule proposal for the work to be performed. This proposal shall be accepted or modified by negotiations between the contractor and the Township. At this time, a detailed modification shall be executed in writing by both parties.

SECTION 5 - TERMS AND CONDITIONS INCORPERATED INTO CONTRACT UPON AWARD TO SUCCESSFUL BIDDER

- 5.0 Those terms and conditions contained within Section 5.0 of this Request for Proposals shall be incorporated into any subsequent contract between the parties following Township acceptance of contractor's proposal.

5.1 TERMINATION

A. Termination for Convenience or Default

The Township may terminate this contract in whole or in part, for its' convenience or because of the failure of the contractor to fulfill the contract obligations. the Township shall terminate by delivering to the contractor a notice of termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, the contractor shall (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the contracting officer all data, drawings, specifications, reports, estimates, summaries, and other information and materials accumulated in performing this contract, whether completed or in process.

If the termination is for the convenience of the Township, the contracting officer shall make an equitable adjustment in the contract price but shall allow no anticipated payment on unperformed services.

If the termination is for failure of the contractor to fulfill the contract obligations, the Township may complete the work by contract or otherwise and the contractor shall be liable for any additional cost incurred by the Township.

If, after termination for failure to fulfill contract obligations, it is determined that the contractor was not in default, the rights and obligations of the parties shall be the same as if the termination had been issued for the convenience of the Township.

B. Opportunity to Cure

The Township in its sole discretion may, in the case of a termination for breach or default, allow the contractor within ten (10) calendar days in which to cure the defect. In such case, the notice of termination will state the time period in which cure is permitted and other appropriate conditions.

If contractor fails to remedy to the Township's satisfaction the breach or default, within ten (10) calendar days after receipt by contractor of written notice from the Township, the Township shall have the right to terminate the contract without any further obligation to the contractor. Any such termination for default shall not in any way operate to preclude the Township from also pursuing all available remedies against the contractor and its sureties for said breach or default.

C. Waiver of Remedies for any Breach

In the event that the Township elects to waive its remedies for any breach by contractor of any covenant, term or condition of this contract, such waiver by the Township shall not limit the Township's remedies for any succeeding breach of that or of any other term, covenant, or condition of this contract.

5.2 BREACHES AND DISPUTE RESOLUTION

- A. Disputes arising in the performance of this contract, which are not resolved by agreement of the parties, shall be decided in writing by the Township’s Manager. This decision shall be final and conclusive unless within ten (10) calendar days from the date of receipt of its copy of the decision, the contractor mails or otherwise furnishes a written appeal to the Township Board in accordance with the notice delivery provisions of this agreement. In connection with any such appeal, the contractor shall be afforded further opportunity to be heard and to offer evidence in support of its position. The decision of the Township Board shall be binding upon the contractor and the contractor shall abide by the decision.
- B. Unless otherwise directed by the Township, contractor shall continue performance under this contract while matters in dispute are being resolved.
- C. The contractor and Township shall participate in this administrative dispute resolution and appeals process in good faith prior to pursuing litigation or other formal dispute resolution procedures described herein.
- D. Unless otherwise agreed upon in writing by the parties, disputes involving the Township and contractor and which arise from any aspect of this contract including, but not limited to, interpretation of the contract, performance, default, or enforcement shall be decided by litigation in a court of competent jurisdiction located in Marquette County, Michigan. The court shall take into consideration the findings and decision of the Township Board in acceptance with applicable law involving such disputes.

5.3 PARTIES TO THE CONTRACT

The parties to the contract are the Procuring Agency (“the Township i.e. the Owner) and the Proposer (“Contractor”, “Proposer” or “Offeror”) as set out in the accepted offer.

5.4 ASSIGNMENT/ SUCCESSION

Any contract issued pursuant to this acceptance of contractor’s proposal and the monies which may become due, are not assignable except with the prior written approval of the Township. Any required consent will not be unreasonably withheld or delayed. The contract will be binding on the parties, their successors, and assigns, if any, except that nothing contained in this clause shall be construed to permit any attempted assignment which would be unauthorized or void pursuant to any other provision of this contract.

5.5 INDEMNIFICATION

- A. The contractor shall, to the extent permitted by law (1) protect, indemnify and save the Township and its officers, employees and agents, including consultants, harmless from and against any and all liabilities, damages, claims, demands, liens, encumbrances, judgments, awards, losses, costs, expenses, and suits or actions or proceedings, including reasonable expenses, costs and attorneys’ fees incurred by the Township and its officers, employees and agents, including consultants, in the defense, settlement or satisfaction thereof, for any injury, death, loss or damage to persons or property of any kind whatsoever, arising out of, or resulting from, the negligent acts, errors or omissions of the Contractor, including

negligent acts, errors or omissions of its officers, employees, servants, agents, subcontractors and suppliers; (2) upon receipt of notice and if given authority, shall settle at its own expense or undertake at its own expense the defense of any such suit, action or proceeding, including appeals, against the Township and its officers, employees and agents, including consultants, relating to such injury, death, loss or damage. Each party shall promptly notify the other in writing of the notice or assertion of any claim, demand, lien, encumbrance, judgment, award, suit, action or other proceeding hereunder. The contractor shall have sole charge and direction of the defense of such suit, action or proceeding. the Township shall at the request of the contractor furnish to the contractor all reasonable assistance that may be necessary for the purpose of defending such suit, action or proceeding, and shall be repaid all reasonable costs incurred in doing so. the Township shall have the right to be represented therein by advisory council of its own selection at its own expense.

- B. Nothing in this Contract shall be construed to waive the Township's immunities or liability limits provided under applicable state or federal law.

5.6 PROHIBITED INTEREST

No member, officer, or employee of the Township or of a local public body during their tenure or one year thereafter shall have any interest, direct or indirect, in this contract or the proceeds thereof.

5.7 CONFLICT OF INTEREST

- A. The Contractor, by entering into the contract with the Township, has thereby covenanted that it has no direct or indirect pecuniary or proprietary interest, and that it shall not acquire any interest, which conflicts in any manner or degree with the work, services, or materials required to be performed or provided under the contract and that it shall not employ any person or agent having such interests. In the event that the contractor or its agents, employees, or representatives hereafter acquires such a conflict of interest, it shall immediately disclose such interest to the Township and take action immediately to eliminate the conflict or to withdraw from this contract, as the Township may require.
- B. The contractor also certifies that to the best of its knowledge, no board member or employee, or employee or officer of any agency interested in the Township contract has a pecuniary interest in the business of the contractor or with the contract and that no person associated with the contractor has any interest that would conflict in any manner or degree with the performance of the contract.
- C. By entering into a contract upon acceptance of contractor's Request for Proposals, the contractor and the Township further covenants: 1) that no person or selling agency except bona fide employees or designated agents or representatives of the contractor has been employed or retained to solicit or secure this contract with an agreement or understanding that a commission, percentage, brokerage, or contingent fee would be paid; and 2) that no gratuities were offered or given by the contractor or any of its agents, employees or representatives, to any official, member, or employee of the Township or other governmental agency with a view toward securing the contract or securing favorable

treatment with respect to the awarding or amending, or the making of any determination with respect to the performance of this service.

5.8 LAWS GOVERNING CONTRACT

This proposal and the resulting contract shall be governed and construed in accordance with the laws of the State of Michigan. The parties stipulate that this contract was entered into in the County of Marquette, in the State of Michigan. The parties further stipulate that the County of Marquette is the only appropriate forum for any litigation resulting from a breach hereof or any questions arising here from. All parties to this proposal and any resulting contract agreed that the venue shall be within the County of Marquette, Michigan. Each party will perform its obligations hereunder in accordance with applicable laws, rules, and regulations now or hereafter in effect.

5.9 COMPLETE AGREEMENT

Any contract resulting upon acceptance of contractor's Request for Proposals shall expressly incorporate the terms and provisions of Section 5 of the Township's Request for Proposals by reference as if restated therein in its entirety. The terms of the Request for Proposals and any contract resulting upon the acceptance shall be construed to be consistent with each other to the greatest extent possible. In the event of any irreconcilable conflict between the resulting contract and the provisions within Section 5 of the Request for Proposals, Section 5 of the Request for Proposals shall prevail and take precedence. In the event of irreconcilable conflict between other provisions of the Request for Proposals and the resulting contract upon acceptance of the contractor's proposal, the resulting contract shall prevail and take precedence. The validity in whole or in part of any term or condition or the contract shall not affect the validity of other terms or conditions. the Township's failure to insist in any one or more instances upon the contractor's performance of any term or condition of the contract shall not be construed as a waiver or relinquishment of the Township's right to such performance, or to future performance, of such term or condition by the contractor, and contractor's obligation for performance of that term or condition shall continue in full force and effect.

5.10 SEVERABILITY

If any provisions or portion of any provision of this contract are held invalid, illegal or unenforceable, they shall be severed from the contract and the remaining provisions shall be valid and enforceable.

SECTION 6 - INSURANCE

6.1 CONTRACTOR'S LIABILITY INSURANCE

- A. The contractor shall purchase and maintain, throughout the term of the contract, insurance from an insurance company authorized to do business in the State of Michigan that will protect contractors, subcontractors, and the owner from all liability claims under the

contract. The insurance must state the Township as additionally covered. The amount of insurance shall not be less than the following:

1. Workers' Compensation, disability benefit and other similar employee benefit acts in the amount required under State of Michigan law. A nonresident Contractor shall have insurance for benefits payable under Michigan's Workers' Compensation law for any employee resident of and hired in Michigan. The Contractor shall maintain coverage for employees of other states as mandated.
2. Comprehensive General Liability: \$1,000,000

Bodily injury and property damage combined single limit including personal injury and completed operations.
3. Automobile Insurance for Vehicles: \$1,000,000

Liability, including standard no-fault.
4. Professional Errors and Omissions Liability Insurance: \$1,000,000

Proof of insurance coverage for professional errors and omissions with a \$1,000,000 limit for each occurrence must be provided to the Township as a condition for award of this contract.

- B. The contractor may not start work until evidence of all required insurance has been submitted and approved by the Township. The contractor must cease work if any of the required insurance is canceled or expires. One copy of the certificate of insurance shall be submitted to and approved by the Township prior to the execution of the contract.
- C. All policies providing contractor's insurance shall be endorsed to provide thirty (30) days written notice of cancellation or non-renewal to the Township.
- D. The limits of liability may be provided by a single policy of insurance or by a combination of primary, excess or umbrella policies. But in no event shall the total limits of liability available for any one occurrence or accident be less than the amount required.
- E. All policies of insurance presented as proof of compliance shall be on forms and with insurance companies approved by the Township. All such insurance policies shall be provided by insurance companies having Best's ratings of A or greater and VII or greater (A/VII) as shown in the most current issue of Best's Key Rating Guide. Policies of insurance insured by insurance companies not rated by Best's or having Best's ratings lower than A/VII will not be accepted as complying with the insurance requirements of the contract unless such insurance companies were approved in writing prior to award of the contract.

Contractor (Company) Name: _____

Date: _____

By: _____

Title: _____

**VENDOR CERTIFICATION
THAT IT IS NOT AN
“IRAN LINKED BUSINESS”**

Pursuant to Michigan law, (the Iran Economic Sanctions Act, 2012 PA 517, MCL 129.311 et seq.), before accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must first certify that it is not an “IRAN LINKED BUSINESS, as defined by law.

Vendor	
Legal Name	
Street Address	
City	
State, Zip	
Corporate I.D. Number / State	
Taxpayer I.D. #	

The undersigned, with: 1) full knowledge of all of Vendors business activities, 2) full knowledge of the requirements and possible penalties under the law MCL 129.311 et seq. and 3) the full and complete authority to make this certification on behalf of the Vendor, by his/her signature below, certifies that: the Vendor is NOT an “IRAN LINKED BUSINESS” as required by MCL 129.311 et seq.,

Signature of Vendor's
Authorized Agent: _____

Printed Name of Vendor's
Authorized Agent: _____

Witness Signature: _____

Printed Name of Witness: _____



Suggested Vote: Fire Department Purchase Wildland/Rescue Truck

Meeting: Board Meeting February 12, 2024

Suggested Resolution:

Motion By: _____ **Supported By:** _____ authorizing the Township Manager to work with the Fire Department to purchase a new Wildland/Rescue Truck.

Simple Vote



Issue Brief: Fire Department Wildland/Rescue Truck

Meeting: Discussion February Board Meeting

Date: 01.31.2024

Issue Summary:

Should the Fire Department buy a replacement Wildland/Rescue Truck?

Background:

Previously the Fire Department has used retired public works trucks as their Wildland truck. Early fall of 2022, their former Wildland truck was taken out of service due to major mechanical issues. Since that time, the Fire Department has reviewed its operational design and response tactics given the size, strength, and long-term departmental planning to anticipate beneficial response to our residents. In developing a new general operations plan, the Department analyzed their best operational response to calls given the changing fire service dynamic and urban sprawl of communities. During this operational planning review, they determined a truck that can handle not only Wildland Fires but also respond to emergency rescue calls, and other emergency calls as necessary would be best moving into the future. They have never ordered a truck that was specifically for the use for Wildland/Rescue calls that they respond to each year.

Analysis:

For certain emergency fire calls, the fire department has tactically changed to a quick response, lighter capacity team thus providing better protection to our long-term assets. The Wildland/Rescue truck would be an extension of this process. The Department responds to multiple Wildland Emergency calls each year ranging from back yard fires, knockdown of brush piles that get out of control, and provides the frontline emergency response in our township prior to the Michigan Department of Natural Resources Wildland Response staff on larger wildfires. Call volume for these emergencies vary depending on seasonal conditions but generally range from 10-20 calls per year.

On average, the Department responds to about 125 total emergency calls per year. During our operational analysis of emergency response, the fire department determined a smaller nimbler fire/rescue apparatus on call types such as Wildland Fires, Structure Fires in remote areas not accessible by large apparatus, some rescues calls and emergency weather related calls will provide more protection of our long-term assets and save wear and tear on larger apparatus. Given the limited response of the previous truck, the department determined designing a truck that is lighter and more robust than our large apparatus allowing us to quickly respond to emergency calls mentioned previously as well as helping support other emergency calls. This would reduce the overall response of the larger apparatus which will lengthen the life of the vehicles the department uses. Rather than being used for 10-20 emergency calls per year, this truck will likely respond to 50 percent or more emergency calls per year than the previous truck.

Since the former Wildland truck was taken out of service, the department researched and spoke with dealers to determine what the best truck supporting this need would be and provide the township 20 plus years of service. Our analysis indicated the used market for a truck of this type is small and most

vehicles won't last long-term due to extensive previous usage. We researched and spoke with many dealers that make purpose-built trucks that would support our need. This research and discussions showed trucks purpose-built by dealers were either too costly or were not easily altered to meet our design planning that supports our need. We determined the best long-term plan was to purchase a cab/chassis truck from a dealer, outfit the chassis with a storage cabinet box built for trucks like this and put a wildland skid unit in the storage cabinet box. A truck like this is the most cost-effective for the township and allows the fire department to design the truck to fit the needs today and well into the future.

Our research also indicated our former wildland trucks did not have the appropriate payload to carry the water and gear on the truck. This was determined during our research after reviewing Gross Vehicle Weight Ratings (GVWR) and the Net Payload that truck manufacturers provide with each size of truck. The truck that meets the design standards will have a higher GVWR than the previous brush truck but still be small enough to handle the emergencies we respond to.

Recommendation:

It is recommended that the Board review the Fire Department request to purchase of Wildland/Rescue Truck properly outfitted. This will allow the Township Manager and Fire Department to work within the approved budget to complete this Wildland/Rescue Truck.

Author: Lee Gould

Date: 01/31/24



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41South

Marquette, MI 49855

Phone: 906-249-1448

Fax: 906-249-1313

Agenda Item: VIII.B Proposed Zoning Ordinance Amendments for the Agriculture / Forestry (AF) Zoning District (34-23-02)

Suggested Motion

After Commissioner review, _____ moved, and _____ seconded that the proposed Township zoning ordinance be updated as [presented / revised].



Charter Township of Chocolay

Planning and Zoning Department

5010 US 41 South

Marquette, MI 49855

Phone: 906-249-1448

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Issue Brief: Proposed Zoning Ordinance Amendments for the Agriculture / Forestry (AF) Zoning District (34-23-02)

Meeting: Joint Meeting with the Township Board

Date: February 12, 2024

Issue Summary

Proposed zoning district names, proposed zoning district intent statements and proposed land uses to replace the current AF zoning district language in the Township zoning ordinance.

Background

At the December 2022 meeting, Commissioners reviewed zoning districts and proposed intent statements for those districts for the new zoning ordinance. Commissioners made recommendations for staff consideration.

In June 2023, 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.

In July, Commissioners reviewed and modified proposed land uses for each district and made several minor changes to the language. The Commissioners decided to review the language as a final draft during the September meeting.

In September, Commissioners discussed the items to be presented at the three town hall meetings scheduled for September and October. Discussion included items to be displayed and how the town halls would be conducted.

The language was presented at three separate townhall meetings in September and October.

Commissioners discussed the work sessions and the interactions with the public at the work sessions. Commissioners outlined zoning sections within the current AF zoning district that will result in the new zoning districts listed as AG 1, AG 2, and AG 3. The Commissioners instructed staff to bring a draft map of the proposed districts to the December meeting.

In December, the Commissioners reviewed the language and the related maps. The Commissioners decided to move the language forward to a public hearing and decided to review the proposed zoning map to the January 2024 meeting for additional review.

Commissioners decided at the January 2024 meeting to change the proposed zoning on two parcels from AG 2 to AG 3 and to send the map forward for a public hearing. They decided to do both the language and the map at the same public hearing.

After review of the language, staff received a suggestion to change the minimum acreage size in AG 2 from *3 to 15 acres* to *3 acres*, and to change the minimum acreage size in AG 3 from *15 acres or more* to *15 acres*.



Staff Research

Staff prepared document showing the revisions in the Township zoning ordinance based on the proposed language (see attached).

Known as zoning amendment change 34-23-02, the zoning ordinance would be changed as follows:

- 1) Section 4.7 *Agriculture / Forestry Zoning District (AF)* would be removed.
- 2) Section 4.8 *Municipal Properties (MP)* would be renumbered to section 4.7.
- 3) Section 4.9 *District Planned Unit Development (see Article X)* would be renumbered to section 4.8.
- 4) The proposed language for the new districts (AG 1, AG 2, and AG 3) would be inserted as sections 4.9 *AG 1 – Agriculture 1*, 4.10 *AG 2 – Agriculture 2*, and 4.11 *AG 3 – Agriculture 3*.
- 5) Section 4.10 *Special Uses in Designated Zoning Districts* would be renumbered to section 4.12.

Language highlighted in green in the proposed sections in the attachment is for additional Commissioner discussion that accommodates the request to clarify the minimum acreage sizes in AG 2 and AG 3. Staff also changed the heading from *District Acreage* to *District Minimum Acreage* to accommodate the acreage change request.

Staff Recommendations for Commissioner Discussion

Staff is recommending the Planning Commission members review the language highlighted in green with the intent to discuss the language for the purpose of changing the language.

Staff is recommending the Board members review the proposed language and maps for discussion purposes with the Planning Commission.

Author: Dale Throenle
Date: February 5, 2024

Attachments

1. *Proposed zoning ordinance amendments for the Agriculture & Forestry (AF) Zoning District (34-23-02)*
2. *Proposed zoning ordinance amendments for the Agriculture & Forestry (AF) Zoning District (34-23-02) with edits*
3. *Zoning Districts - Township official map*
4. *Zoning Districts – AF – Township map*
5. *AF Acreage Self-Select – Township map*
6. *AG proposed zoning – Township map*
7. *AG proposed zoning - Township with surrounding zoning map*
8. *AG proposed zoning - Township with wetlands map*
9. *Zoning Map prior to 2008 – Township map*
10. *Future Growth Sectors – Township map*
11. *Future Land Use – Township map*

Proposed Zoning Ordinance Amendments (34-23-02)

Changed Language (headings only)

4.7 Municipal Properties District (MP)

4.8 District Planned Unit Development (see Article X)

Added Language (sections 4.9 through 4.11)

Section 4.9 AG 1 – Agriculture 1

Intent

The intent of this district is to accommodate low-density residential and appropriately sized agriculture-related development and uses, such as u-pick farms, hobby farming, and other agriculture practices that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

Acres and Setback Requirements

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
3 acres or less	75 feet	30	10	30

District Uses

Note The following uses are mandated under the Michigan *Zoning Enabling Act*, section 125.3206:

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

Legend

Use

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

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i>	P

Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> • 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>Accessory residential home occupation - tier 2</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • assembly operation • catering or food preparation • daycare • electronic or equipment repair • hair stylist • nail or personal care salon • pet grooming 	P
<p>Accessory structure</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • garage • pole barn • shed • storage container 	P
<p>Adult foster care facility</p>	P
<p>Agriculture – commercial</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • agriculture equipment repair • bee keeping • cold frame greenhouse • garden • greenhouse • herb farm • hobby farm • hoop house 	C
<p>Agricultural - commercial product sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • agriculture / farm equipment sales • animal feed • garden center • plant nursery • rental and small equipment repair 	C
<p>Agricultural - commercial soil modifications sales</p> <p><i>Examples</i></p> <p>fertilizer</p> <p>herbicide</p> <p>pesticide</p>	C
<p>Agriculture – on-premise sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • Christmas trees • creamery • dairy • maple syrup • on-premise bakery • on- premise restaurant or café 	C



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> • flower, herb, and spice store • food truck • produce, flowers, syrups, honey, etc. grown / harvested on the premises • winery 	
<p>Agriculture - on-site agritourism</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • agriculture-related event • cider mill • corn maze • farm museum • farmer's market • farm-stay • farm visits • library • museum • petting farm • pumpkin patch • roadside market or stand • U-pick operation • wedding barn 	C
<p>Agriculture – residential</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • bee keeping • cold frame greenhouse • garden • greenhouse • hoop house • small grow sales 	P
<p>Animal services – indoor facility</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C
<p>Animal services – outdoor facility</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C
<p>Boarding stable</p> <p><i>Example</i></p> <ul style="list-style-type: none"> • horse boarding 	P *
<p>Campground</p>	C *
<p>Cemetery</p>	C
<p>Child care center</p>	P
<p>Community garden as a principal use on a lot</p>	P
<p>Contractor shop</p>	C
<p>Contractor yard</p>	C
<p>Craft brewery / micro-brewery / nano-brewery sales</p>	C
<p>Electric vehicle charging station for private use</p>	P
<p>Electric vehicle charging station for public use</p>	C

Use	Conditional (C) Permitted (P)
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	C
Food truck or other mobile vendor as principal use of a lot	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
Light intensity processing with accessory storage <i>Examples</i> <ul style="list-style-type: none"> • commercial kitchen • kitchen incubator • small craft bottling facility 	C
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> • assisted living facility • half way house • homeless shelter • home for the aged • nursing or convalescent home • orphanage • sanitarium • spouse abuse shelter 	C
Medical clinic	C
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> • food • game processing • meat processing 	P
Multi-family residential	C
On-site composting accessory to a non-residential use	C
Outdoor drive-in theatre	C
Outdoor food preparation	C
Outdoor storage – not accessory to a business	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> • church • synagogue 	C



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> • mosque • temple 	
Planned Unit Development (PUD)	C
Private park	C
Private school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C
Public park <i>Examples</i> <ul style="list-style-type: none"> • neighborhood park • public garden 	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> • government office and service • publicly owned tourist information center 	C
Public school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C
Public utility <i>Examples</i> <ul style="list-style-type: none"> • gas and water line • Internet service • sanitary sewer • telephone, cable, and electrical lines 	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> • bed and breakfast – single rental • single family rental • tourist home • vacation rental • similar rental with four units or less 	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C
Rural Cluster Development	C
Sawmill	C
Single family residential	P

Use	Conditional (C) Permitted (P)
Site condominiums	P
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> garage sale lemonade stand yard sale 	P
Trail <i>Examples</i> <ul style="list-style-type: none"> non-motorized trail snowmobile trail trail easement 	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

District Restrictions and Prohibitions

1. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.

District Regulatory Control

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

Section 4.10 AG 2 – Agriculture 2

Intent

The intent of this district is to accommodate low-density residential with a primary focus on agriculture-related development and uses, such as hobby farms, domestic animal husbandry, small row cropping, and other agriculture practices that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

Acres and Setback Requirements

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
3 acres	150 feet	30	30	30



District Uses

Note The following uses are mandated under the Michigan *Zoning Enabling Act*, section 125.3206:

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

Legend

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

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i> <ul style="list-style-type: none"> • 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
Accessory residential home occupation - tier 2 <i>Examples</i> <ul style="list-style-type: none"> • assembly operation • catering or food preparation • daycare • electronic or equipment repair • hair stylist • nail or personal care salon • pet grooming 	P
Accessory structure <i>Examples</i> <ul style="list-style-type: none"> • garage • pole barn • shed • storage container 	P
Adult foster care facility	P
Agriculture – commercial <i>Examples</i> <ul style="list-style-type: none"> • agriculture equipment repair • bee keeping • cold frame greenhouse • garden • greenhouse • herb farm • hobby farm • hoop house 	P

Use	Conditional (C) Permitted (P)
Agricultural - commercial product sales <i>Examples</i> <ul style="list-style-type: none"> • agriculture / farm equipment sales • animal feed • garden center • plant nursery • rental and small equipment repair 	P
Agricultural - commercial soil modifications sales <i>Examples</i> <ul style="list-style-type: none"> fertilizer herbicide pesticide 	C
Agriculture – on-premise sales <i>Examples</i> <ul style="list-style-type: none"> • Christmas trees • creamery • dairy • flower, herb, and spice store • food truck • maple syrup • on-premise bakery • on- premise restaurant or café • produce, flowers, syrups, honey, etc. grown / harvested on the premises • winery 	P
Agriculture - on-site agritourism <i>Examples</i> <ul style="list-style-type: none"> • agriculture-related event • cider mill • corn maze • farm museum • farmer's market • farm-stay • farm visits • library • museum • petting farm • pumpkin patch • roadside market or stand • U-pick operation • wedding barn 	C
Agriculture – residential <i>Examples</i> <ul style="list-style-type: none"> • bee keeping • cold frame greenhouse • garden • greenhouse • hoop house • small grow sales 	P
Animal services – indoor facility <i>Examples</i> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C



Use	Conditional (C) Permitted (P)
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> • horse boarding 	P *
Campground	C *
Cemetery	C
Child care center	P
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P
Electric vehicle charging station for public use	C
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	P
Food packaging and bottling works	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
Light intensity processing with accessory storage <i>Examples</i> <ul style="list-style-type: none"> • commercial kitchen • kitchen incubator • small craft bottling facility 	C
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> • assisted living facility • halfway house • homeless shelter • home for the aged • nursing or convalescent home • orphanage • sanitarium • spouse abuse shelter • nursing or convalescent home 	C
Medical clinic	C

Use	Conditional (C) Permitted (P)
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> • food • game processing • meat processing 	P
Multi-family residential	C
On-site composting accessory to a non-residential use	P
Outdoor drive-in theatre	C
Outdoor food preparation	C
Outdoor storage – not accessory to a business	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> • church • mosque • synagogue • temple 	C
Private park	C
Private school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C
Public park <i>Examples</i> <ul style="list-style-type: none"> • neighborhood park • public garden 	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> • government office and service • publicly owned tourist information center 	C
Public school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C



Use	Conditional (C) Permitted (P)
Public utility <i>Examples</i> <ul style="list-style-type: none"> • gas and water line • Internet service • sanitary sewer • telephone, cable, and electrical lines 	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> • bed and breakfast – single rental • single family rental • tourist home • vacation rental • similar rental with four units or less 	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C *
Rural Cluster Development	C
Sawmill	P
Single family residential	P
Site condominiums	C
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> • garage sale • lemonade stand • yard sale 	P
Trail <i>Examples</i> <ul style="list-style-type: none"> • non-motorized trail • snowmobile trail • trail easement 	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

District Restrictions and Prohibitions

1. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.
2. No Planned Unit Development (PUD) permitted.

District Regulatory Control

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

Section 4.11 AG 3 – Agriculture 3

Intent

The intent of this district is to establish and maintain areas suitable for a wide range of agricultural and forestry practices and uses that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

Acres and Setback Requirements

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
15 acres	200 feet	30	30	30

District Uses

Note The following uses are mandated under the Michigan Zoning Enabling Act, section 125.3206:

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

Legend

- | | |
|--|---|
| <p>C conditional use</p> <p>C * conditional use – 20 acres or more</p> <p>C ** conditional use – 40 acres or more</p> | <p>C *** conditional use – 60 acres or more</p> <p>P permitted use</p> <p>P * permitted use – 20 acres or more</p> |
|--|---|

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1	P
<p><i>Examples</i></p> <ul style="list-style-type: none"> • computer programming • consulting service • fine arts and writing • home office • mail order business • massage therapy • medical records processing • phone answering / solicitation service • web design 	



Use	Conditional (C) Permitted (P)
Accessory residential home occupation - tier 2 <i>Examples</i> <ul style="list-style-type: none"> • assembly operation • catering or food preparation • daycare • electronic or equipment repair • hair stylist • nail or personal care salon • pet grooming 	P
Accessory structure <i>Examples</i> <ul style="list-style-type: none"> • garage • pole barn • shed • storage container 	P
Adult foster care facility	P
Agriculture – commercial <i>Examples</i> <ul style="list-style-type: none"> • agriculture equipment repair • bee keeping • cold frame greenhouse • garden • greenhouse • herb farm • hobby farm • hoop house 	P
Agricultural - commercial product sales <i>Examples</i> <ul style="list-style-type: none"> • agriculture / farm equipment sales • animal feed • garden center • plant nursery • rental and small equipment repair 	P
Agricultural - commercial soil modifications sales <i>Examples</i> <ul style="list-style-type: none"> • fertilizer • herbicide • pesticide 	C
Agriculture – on-premise sales <i>Examples</i> <ul style="list-style-type: none"> • Christmas trees • creamery • dairy • flower, herb, and spice store • food truck • maple syrup • on-premise bakery • on- premise restaurant or café • produce, flowers, syrups, honey, etc. grown / harvested on the premises • winery 	P

Use	Conditional (C) Permitted (P)
Agriculture - on-site agritourism <i>Examples</i> <ul style="list-style-type: none"> • agriculture-related event • cider mill • corn maze • farm museum • farmer's market • farm-stay • library • museum • petting farm • pumpkin patch • roadside market or stand • U-pick operation 	P
Agriculture – residential <i>Examples</i> <ul style="list-style-type: none"> • bee keeping • cold frame greenhouse • garden • greenhouse • hoop house • small grow sales 	P
Animal services – indoor facility <i>Examples</i> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	P
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> • horse boarding 	P *
Campground	C *
Cemetery	C
Child care center	P
Commercial recreation - outdoor <i>Examples</i> <ul style="list-style-type: none"> • amusement park • batting cage • golf driving range • miniature golf course • zoo 	C *
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C



Use	Conditional (C) Permitted (P)
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P
Electric vehicle charging station for public use	C
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	P
Food packaging and bottling works	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
<p>Large housing</p> <p>Note Does not include:</p> <ul style="list-style-type: none"> • adult foster care facility • child care center • correctional facility • family child care home • hotel, motel, or similar lodging facility • group child care home • medical or social care • multi-family residential • qualified residential treatment program • state licensed residential facility <p><i>Examples</i></p> <ul style="list-style-type: none"> • co-op • convent • fraternity or sorority • monastery • seminary 	C
<p>Light intensity processing with accessory storage</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • commercial kitchen • kitchen incubator • small craft bottling facility 	C
<p>Light use structure</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • communication tower • recycling collection center • satellite antennae larger than ten feet in diameter 	C

Use	Conditional (C) Permitted (P)
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> • assisted living facility • halfway house • homeless shelter • home for the aged • nursing or convalescent home • orphanage • sanitarium • spouse abuse shelter 	C
Medical clinic	C
Medical hospital	C
Medium manufacturing, including some outdoor operations or storage of materials or vehicles <i>Examples</i> <ul style="list-style-type: none"> • 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
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> • food • game processing • meat processing 	P
On-site composting accessory to a non-residential use	P
Outdoor drive-in theatre	C
Outdoor flea market	C
Outdoor food preparation	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> • church • mosque • synagogue • temple 	C
Private park	C



Use	Conditional (C) Permitted (P)
Private school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C
Public park <i>Examples</i> <ul style="list-style-type: none"> • neighborhood park • public garden 	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> • government office and service • publicly owned tourist information center 	C
Public school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C
Public utility <i>Examples</i> <ul style="list-style-type: none"> • gas and water line • Internet service • sanitary sewer • telephone, cable, and electrical lines 	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> • bed and breakfast – single rental • single family rental • tourist home • vacation rental • similar rental with four units or less 	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C *
Sawmill	P
Single family residential	P
Site condominiums	C
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C

Use	Conditional (C) Permitted (P)
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> • garage sale • lemonade stand • yard sale 	P
Trail <i>Examples</i> <ul style="list-style-type: none"> • non-motorized trail • snowmobile trail • trail easement 	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

District Restrictions and Prohibitions

1. No Planned Unit Development (PUD) permitted.
2. No divisions allowed under PA116 or Qualified Forestry Program Property.
3. No land divisions beyond the Michigan Land Division Act for parent parcels.

District Regulatory Control

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

Changed Language (headings only)

4.12 Special Uses in Designated Zoning Districts



Proposed Zoning Ordinance Amendments (34-23-02)

~~4.7 Agriculture / Forestry District (AF)~~

~~(A) Intent~~

~~To establish and maintain for low intensity use those areas which because of their location, accessibility and natural characteristics are suitable for a wide range of agricultural, forestry, and recreational uses.~~

~~(B) Permitted Principal Uses~~

- ~~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)~~

~~(C) Conditional Uses~~

- ~~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)~~

4.87 Municipal Properties District (MP)

4.98 District Planned Unit Development (see *Article X*)

Added Language (sections 4.9 through 4.11)

Section 4.9 AG 1 – Agriculture 1

Intent

The intent of this district is to accommodate low-density residential and appropriately sized agriculture-related development and uses, such as u-pick farms, hobby farming, and other agriculture practices that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

Acres and Setback Requirements

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
3 acres or less	75 feet	30	10	30

District Uses

Note The following uses are mandated under the Michigan *Zoning Enabling Act*, section 125.3206:

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

Legend

Use

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

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i> <ul style="list-style-type: none"> • 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



Use	Conditional (C) Permitted (P)
Accessory residential home occupation - tier 2 <i>Examples</i> <ul style="list-style-type: none"> • assembly operation • catering or food preparation • daycare • electronic or equipment repair • hair stylist • nail or personal care salon • pet grooming 	P
Accessory structure <i>Examples</i> <ul style="list-style-type: none"> • garage • pole barn • shed • storage container 	P
Adult foster care facility	P
Agriculture – commercial <i>Examples</i> <ul style="list-style-type: none"> • agriculture equipment repair • bee keeping • cold frame greenhouse • garden • greenhouse • herb farm • hobby farm • hoop house 	C
Agricultural - commercial product sales <i>Examples</i> <ul style="list-style-type: none"> • agriculture / farm equipment sales • animal feed • garden center • plant nursery • rental and small equipment repair 	C
Agricultural - commercial soil modifications sales <i>Examples</i> fertilizer herbicide pesticide	C
Agriculture – on-premise sales <i>Examples</i> <ul style="list-style-type: none"> • Christmas trees • creamery • dairy • flower, herb, and spice store • food truck • maple syrup • on-premise bakery • on- premise restaurant or café • produce, flowers, syrups, honey, etc. grown / harvested on the premises • winery 	C

Use	Conditional (C) Permitted (P)
Agriculture - on-site agritourism <i>Examples</i> <ul style="list-style-type: none"> • agriculture-related event • cider mill • corn maze • farm museum • farmer's market • farm-stay • farm visits • library • museum • petting farm • pumpkin patch • roadside market or stand • U-pick operation • wedding barn 	C
Agriculture – residential <i>Examples</i> <ul style="list-style-type: none"> • bee keeping • cold frame greenhouse • garden • greenhouse • hoop house • small grow sales 	P
Animal services – indoor facility <i>Examples</i> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> • horse boarding 	P *
Campground	C *
Cemetery	C
Child care center	P
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P
Electric vehicle charging station for public use	C
Family child care home	P



Use	Conditional (C) Permitted (P)
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	C
Food truck or other mobile vendor as principal use of a lot	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
Light intensity processing with accessory storage <i>Examples</i> <ul style="list-style-type: none"> • commercial kitchen • kitchen incubator • small craft bottling facility 	C
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> • assisted living facility • halfway house • homeless shelter • home for the aged • nursing or convalescent home • orphanage • sanitarium • spouse abuse shelter 	C
Medical clinic	C
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> • food • game processing • meat processing 	P
Multi-family residential	C
On-site composting accessory to a non-residential use	C
Outdoor drive-in theatre	C
Outdoor food preparation	C
Outdoor storage – not accessory to a business	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> • church • mosque • synagogue • temple 	C
Planned Unit Development (PUD)	C
Private park	C

Use	Conditional (C) Permitted (P)
Private school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C
Public park <i>Examples</i> <ul style="list-style-type: none"> • neighborhood park • public garden 	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> • government office and service • publicly owned tourist information center 	C
Public school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C
Public utility <i>Examples</i> <ul style="list-style-type: none"> • gas and water line • Internet service • sanitary sewer • telephone, cable, and electrical lines 	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> • bed and breakfast – single rental • single family rental • tourist home • vacation rental • similar rental with four units or less 	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C
Rural Cluster Development	C
Sawmill	C
Single family residential	P



Use	Conditional (C) Permitted (P)
Site condominiums	P
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> garage sale lemonade stand yard sale 	P
Trail <i>Examples</i> <ul style="list-style-type: none"> non-motorized trail snowmobile trail trail easement 	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

District Restrictions and Prohibitions

1. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.

District Regulatory Control

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

Section 4.10 AG 2 – Agriculture 2

Intent

The intent of this district is to accommodate low-density residential with a primary focus on agriculture-related development and uses, such as hobby farms, domestic animal husbandry, small row cropping, and other agriculture practices that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

Acreage and Setback Requirements

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
3 acres	150 feet	30	30	30

District Uses

Note The following uses are mandated under the Michigan *Zoning Enabling Act*, section 125.3206:

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

Legend

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

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i> <ul style="list-style-type: none"> • 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
Accessory residential home occupation - tier 2 <i>Examples</i> <ul style="list-style-type: none"> • assembly operation • catering or food preparation • daycare • electronic or equipment repair • hair stylist • nail or personal care salon • pet grooming 	P
Accessory structure <i>Examples</i> <ul style="list-style-type: none"> • garage • pole barn • shed • storage container 	P
Adult foster care facility	P
Agriculture – commercial <i>Examples</i> <ul style="list-style-type: none"> • agriculture equipment repair • greenhouse 	P



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> • bee keeping • cold frame greenhouse • garden • herb farm • hobby farm • hoop house 	
<p>Agricultural - commercial product sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • agriculture / farm equipment sales • animal feed • garden center • plant nursery • rental and small equipment repair 	P
<p>Agricultural - commercial soil modifications sales</p> <p><i>Examples</i></p> <p>fertilizer herbicide pesticide</p>	C
<p>Agriculture – on-premise sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • Christmas trees • creamery • dairy • flower, herb, and spice store • food truck • maple syrup • on-premise bakery • on- premise restaurant or café • produce, flowers, syrups, honey, etc. grown / harvested on the premises • winery 	P
<p>Agriculture - on-site agritourism</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • agriculture-related event • cider mill • corn maze • farm museum • farmer's market • farm-stay • farm visits • library • museum • petting farm • pumpkin patch • roadside market or stand • U-pick operation • wedding barn 	C
<p>Agriculture – residential</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • bee keeping • cold frame greenhouse • garden • greenhouse • hoop house • small grow sales 	P
<p>Animal services – indoor facility</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C

Use	Conditional (C) Permitted (P)
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> • horse boarding 	P *
Campground	C *
Cemetery	C
Child care center	P
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P
Electric vehicle charging station for public use	C
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	P
Food packaging and bottling works	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
Light intensity processing with accessory storage <i>Examples</i> <ul style="list-style-type: none"> • commercial kitchen • kitchen incubator • small craft bottling facility 	C
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> • assisted living facility • halfway house • homeless shelter • orphanage • sanitarium • spouse abuse shelter 	C



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> • home for the aged • nursing or convalescent home • nursing or convalescent home 	
Medical clinic	C
Mining and / or mineral extraction and the incidental activities associated with such use	C
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> • food • game processing • meat processing 	P
Multi-family residential	C
On-site composting accessory to a non-residential use	P
Outdoor drive-in theatre	C
Outdoor food preparation	C
Outdoor storage – not accessory to a business	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> • church • mosque • synagogue • temple 	C
Private park	C
Private school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C
Public park <i>Examples</i> <ul style="list-style-type: none"> • neighborhood park • public garden 	C
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> • government office and service • publicly owned tourist information center 	C
Public school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • K-20 • music • vocational 	C

Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> • driver's training 	
Public utility <i>Examples</i> <ul style="list-style-type: none"> • gas and water line • Internet service • sanitary sewer • telephone, cable, and electrical lines 	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> • bed and breakfast – single rental • single family rental • tourist home • vacation rental • similar rental with four units or less 	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C *
Rural Cluster Development	C
Sawmill	P
Single family residential	P
Site condominiums	C
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i> <ul style="list-style-type: none"> • garage sale • lemonade stand • yard sale 	P
Trail <i>Examples</i> <ul style="list-style-type: none"> • non-motorized trail • snowmobile trail • trail easement 	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C



District Restrictions and Prohibitions

1. Rural Residential Cluster permitted with 50% or more open space and detailed in the master deed.
2. No Planned Unit Development (PUD) permitted.

District Regulatory Control

1. Michigan Right to Farm Act
2. Generally Accepted Agricultural and Management Practices (enforced by MDARD)

Section 4.11 AG 3 – Agriculture 3

Intent

The intent of this district is to establish and maintain areas suitable for a wide range of agricultural and forestry practices and uses that do not conflict with the Michigan Right to Farm Act or Generally Accepted Agricultural and Management Practices (GAAMPs).

Acreage and Setback Requirements

District Minimum Acreage	Frontage Minimum	Setbacks (in feet)		
		Front	Side	Rear
15 acres	200 feet	30	30	30

District Uses

Note The following uses are mandated under the Michigan Zoning Enabling Act, section 125.3206:

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

Legend

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

Use	Conditional (C) Permitted (P)
Accessory dwelling unit	P
Accessory residential home occupation - tier 1 <i>Examples</i>	P
<ul style="list-style-type: none"> • computer programming • consulting service • fine arts and writing • home office • massage therapy • medical records processing • phone answering / solicitation service • web design 	

Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> mail order business 	
<p>Accessory residential home occupation - tier 2</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> assembly operation catering or food preparation daycare electronic or equipment repair hair stylist nail or personal care salon pet grooming 	P
<p>Accessory structure</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> garage pole barn shed storage container 	P
<p>Adult foster care facility</p>	P
<p>Agriculture – commercial</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> agriculture equipment repair bee keeping cold frame greenhouse garden greenhouse herb farm hobby farm hoop house 	P
<p>Agricultural - commercial product sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> agriculture / farm equipment sales animal feed garden center plant nursery rental and small equipment repair 	P
<p>Agricultural - commercial soil modifications sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> fertilizer herbicide pesticide 	C
<p>Agriculture – on-premise sales</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> Christmas trees creamery dairy flower, herb, and spice store food truck maple syrup on-premise bakery on- premise restaurant or café produce, flowers, syrups, honey, etc. grown / harvested on the premises winery 	P



Use	Conditional (C) Permitted (P)
Agriculture - on-site agritourism <i>Examples</i> <ul style="list-style-type: none"> • agriculture-related event • cider mill • corn maze • farm museum • farmer's market • farm-stay • library • museum • petting farm • pumpkin patch • roadside market or stand • U-pick operation 	P
Agriculture – residential <i>Examples</i> <ul style="list-style-type: none"> • bee keeping • cold frame greenhouse • garden • greenhouse • hoop house • small grow sales 	P
Animal services – indoor facility <i>Examples</i> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	P
Animal services – outdoor facility <i>Examples</i> <ul style="list-style-type: none"> • animal hospital • animal shelter • veterinary services 	C
Boarding stable <i>Example</i> <ul style="list-style-type: none"> • horse boarding 	P *
Campground	C *
Cemetery	C
Child care center	P
Commercial recreation - outdoor <i>Examples</i> <ul style="list-style-type: none"> • amusement park • batting cage • golf driving range • miniature golf course • zoo 	C *
Community garden as a principal use on a lot	P
Contractor shop	C
Contractor yard	C
Craft brewery / micro-brewery / nano-brewery sales	C
Electric vehicle charging station for private use	P

Use	Conditional (C) Permitted (P)
Electric vehicle charging station for public use	C
Family child care home	P
Farmer's market as the accessory use of a lot	P
Farmer's market as the principal use of a lot	P
Food packaging and bottling works	C
Group child care home	C
Hunting or shooting preserve	C **
Indoor sport shooting range	C
Kennel – indoor	C *
Kennel – outdoor	C *
<p>Large housing</p> <p>Note Does not include:</p> <ul style="list-style-type: none"> • adult foster care facility • child care center • correctional facility • family child care home • hotel, motel, or similar lodging facility • group child care home • medical or social care • multi-family residential • qualified residential treatment program • state licensed residential facility <p><i>Examples</i></p> <ul style="list-style-type: none"> • co-op • convent • fraternity or sorority • monastery • seminary 	C
<p>Light intensity processing with accessory storage</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • commercial kitchen • kitchen incubator • small craft bottling facility 	C
<p>Light use structure</p> <p><i>Examples</i></p> <ul style="list-style-type: none"> • communication tower • recycling collection center • satellite antennae larger than ten feet in diameter 	C



Use	Conditional (C) Permitted (P)
Medical or social care <i>Examples</i> <ul style="list-style-type: none"> • assisted living facility • halfway house • homeless shelter • home for the aged • nursing or convalescent home • orphanage • sanitarium • spouse abuse shelter 	C
Medical clinic	C
Medical hospital	C
Medium manufacturing, including some outdoor operations or storage of materials or vehicles <i>Examples</i> <ul style="list-style-type: none"> • 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
Mobile processing facility <i>Examples</i> <ul style="list-style-type: none"> • food • game processing • meat processing 	P
On-site composting accessory to a non-residential use	P
Outdoor drive-in theatre	C
Outdoor flea market	C
Outdoor food preparation	C
Outdoor wood boiler	P
Place of worship <i>Examples</i> <ul style="list-style-type: none"> • church • mosque • synagogue • temple 	C
Private park	C
Private school <i>Examples</i> <ul style="list-style-type: none"> • art • associated education research • dance • driver's training • K-20 • music • vocational 	C
Public park	C

Use	Conditional (C) Permitted (P)
<i>Examples</i> <ul style="list-style-type: none"> neighborhood park public garden 	
Public offices and related buildings <i>Examples</i> <ul style="list-style-type: none"> government office and service publicly owned tourist information center 	C
Public school <i>Examples</i> <ul style="list-style-type: none"> art associated education research dance driver's training K-20 music vocational 	C
Public utility <i>Examples</i> <ul style="list-style-type: none"> gas and water line Internet service sanitary sewer telephone, cable, and electrical lines 	P
Qualified residential treatment program, 10 or fewer individuals	P
Recycling drop off site	C
Registered rental dwelling <i>Examples</i> <ul style="list-style-type: none"> bed and breakfast – single rental single family rental tourist home vacation rental similar rental with four units or less 	P
Resort	C
Riding stable or animal breeding facility accessory to a residence	C *
Sawmill	P
Single family residential	P
Site condominiums	C
Solar energy system (SES) - roof mounted	P
Solar energy system (SES) - accessory ground mounted	P
Solar energy system (SES) - large commercial arrays	C
State licensed residential facility	P
Temporary street / road sale <i>Examples</i>	P



Use	Conditional (C) Permitted (P)
<ul style="list-style-type: none"> • garage sale • lemonade stand • yard sale 	
Trail <i>Examples</i> <ul style="list-style-type: none"> • non-motorized trail • snowmobile trail • trail easement 	C
Wind energy conservation system (WECS), ground mounted	C
Wind energy conservation system (WECS), roof mounted	C
Wildlife management	P
Wireless communication facility	C

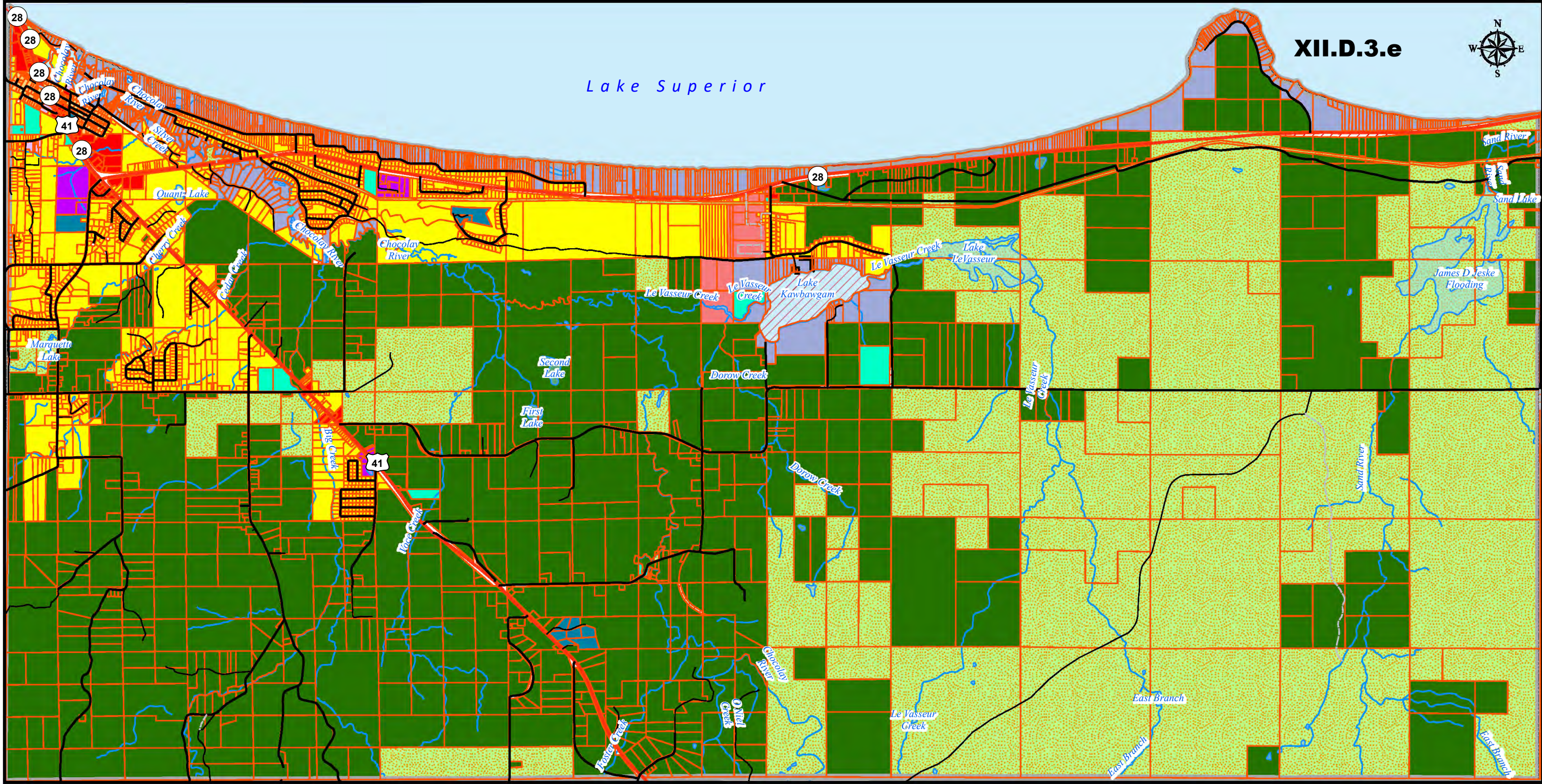
District Restrictions and Prohibitions

1. No Planned Unit Development (PUD) permitted.
2. No divisions allowed under PA116 or Qualified Forestry Program Property.
3. No land divisions beyond the Michigan Land Division Act for parent parcels.

District Regulatory Control

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

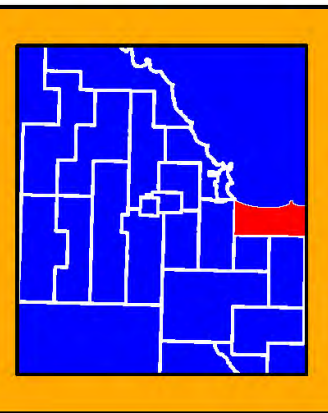
4.1012 Special Uses in Designated Zoning Districts



Charter Township of Chocolay
Zoning Districts
 Township
 November 9, 2022

Lakes, Rivers and Streams	Roads
Lake	Highway
Lake Superior	Primary road
River or stream	Secondary road
	Unpaved / not classified

Zoning
AF - Agriculture / Forestry
C - Commercial
I - Industrial
KBIC - Trust properties
MFR - Multi-Family Residential
MP - Municipal Properties
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - High Density Residential
State Lands
WFR - Waterfront Residential
No zoning provided



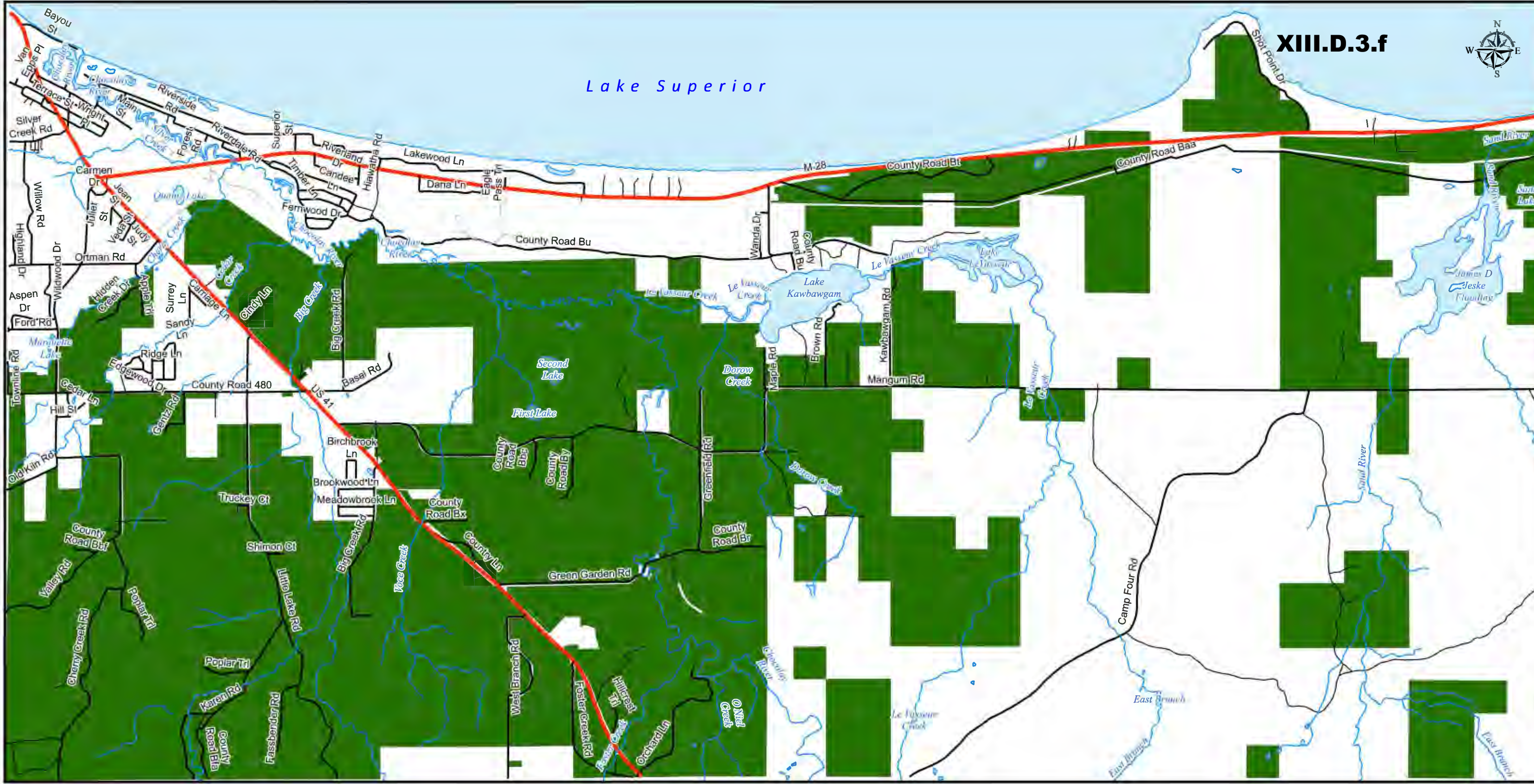
Township Supervisor:

Township Clerk:











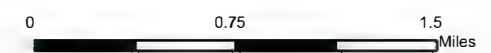


Lake Superior



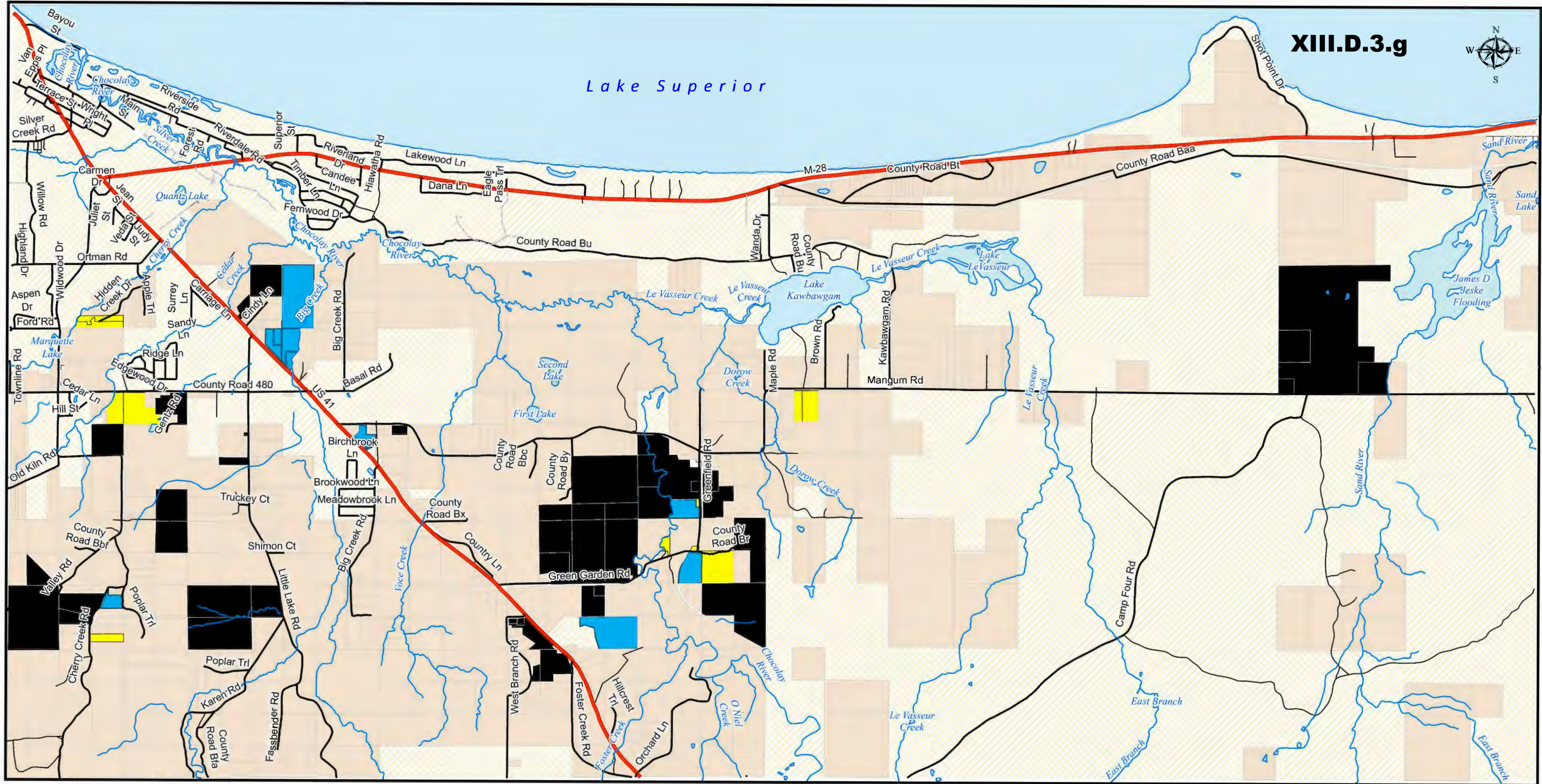

Charter Township of Chocolay
AF Acreage Size
 Township
 September 18, 2023
 Not intended for legal use

Lakes, Rivers and Streams	Roads	Zoning districts - by district
 Lake	 Highway	 AF
 Lake Superior	 Primary road	
 River or stream	 Secondary road	
	 Unpaved / not classified	





Lake Superior



Lakes, Rivers and Streams

- Lake
- Lake Superior
- River or stream

Roads

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

Parcel Selection

- no selection
- change to 3 acres or less minimum
- change to 3 acres to 15 acres minimum
- change to 15 acres or more minimum
- remain at 20 acres minimum
- Not AF zoning

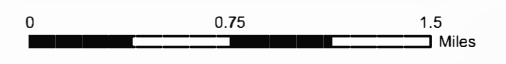


Charter Township of Chocolay

Townhall Parcel Selection
Township

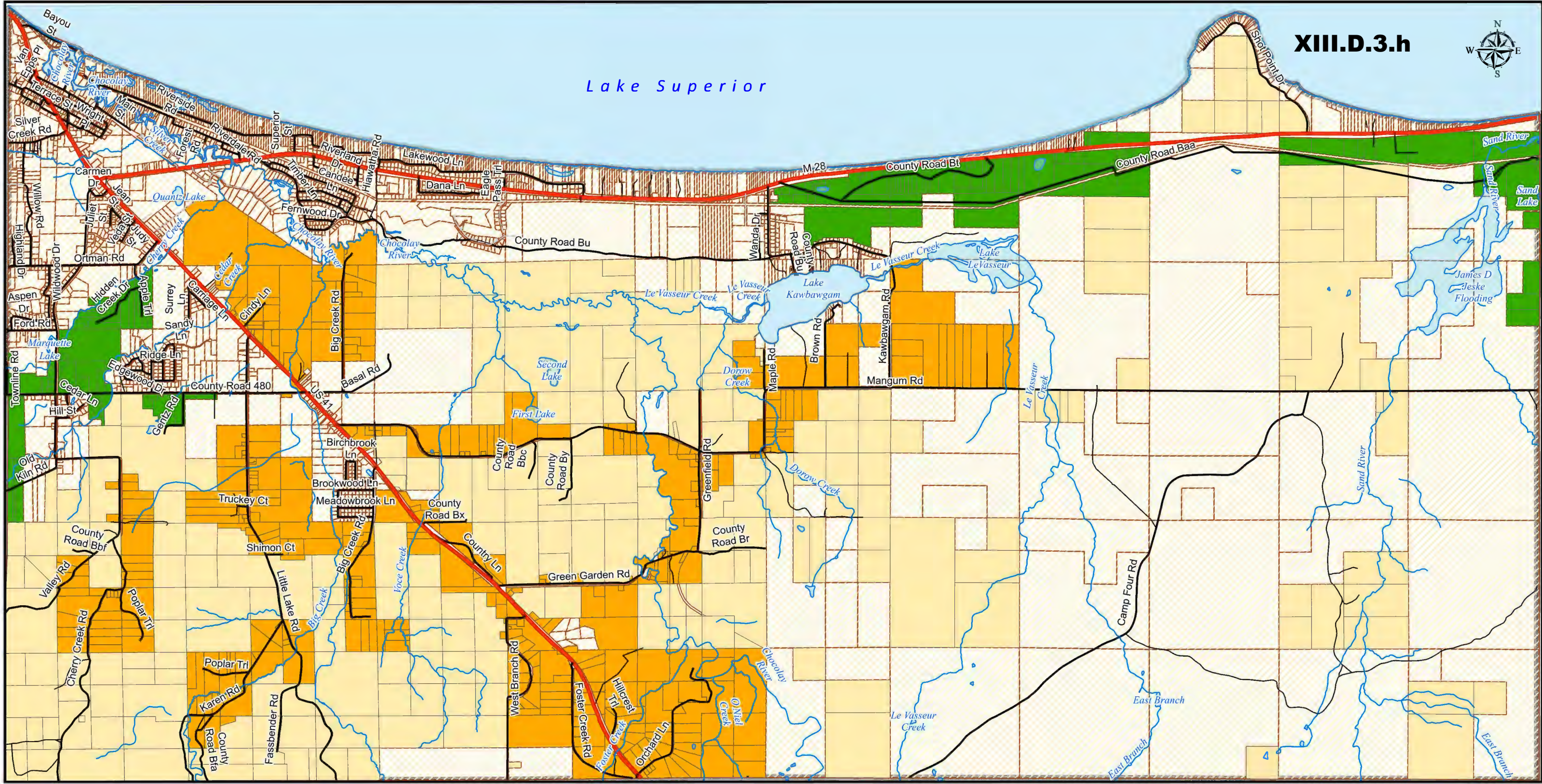
9.26.2023, 10.10.2023,
and 10.17.2023

Not intended for legal use





Lake Superior



Lakes, Rivers and Streams


- Lake
- Lake Superior
- River or stream

Roads

- Highway
- Primary road
- Secondary road
- Unpaved / not classified

Proposed AG Zoning Districts

- AG 1 - less than 3 acres
- AG 2 - 3 to 15 acres
- AG 3 - 15 acres or more
- Not AG Zoning



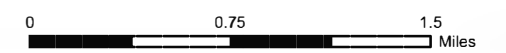
Charter Township of Chocolay

Proposed AG Zoning Districts

Township

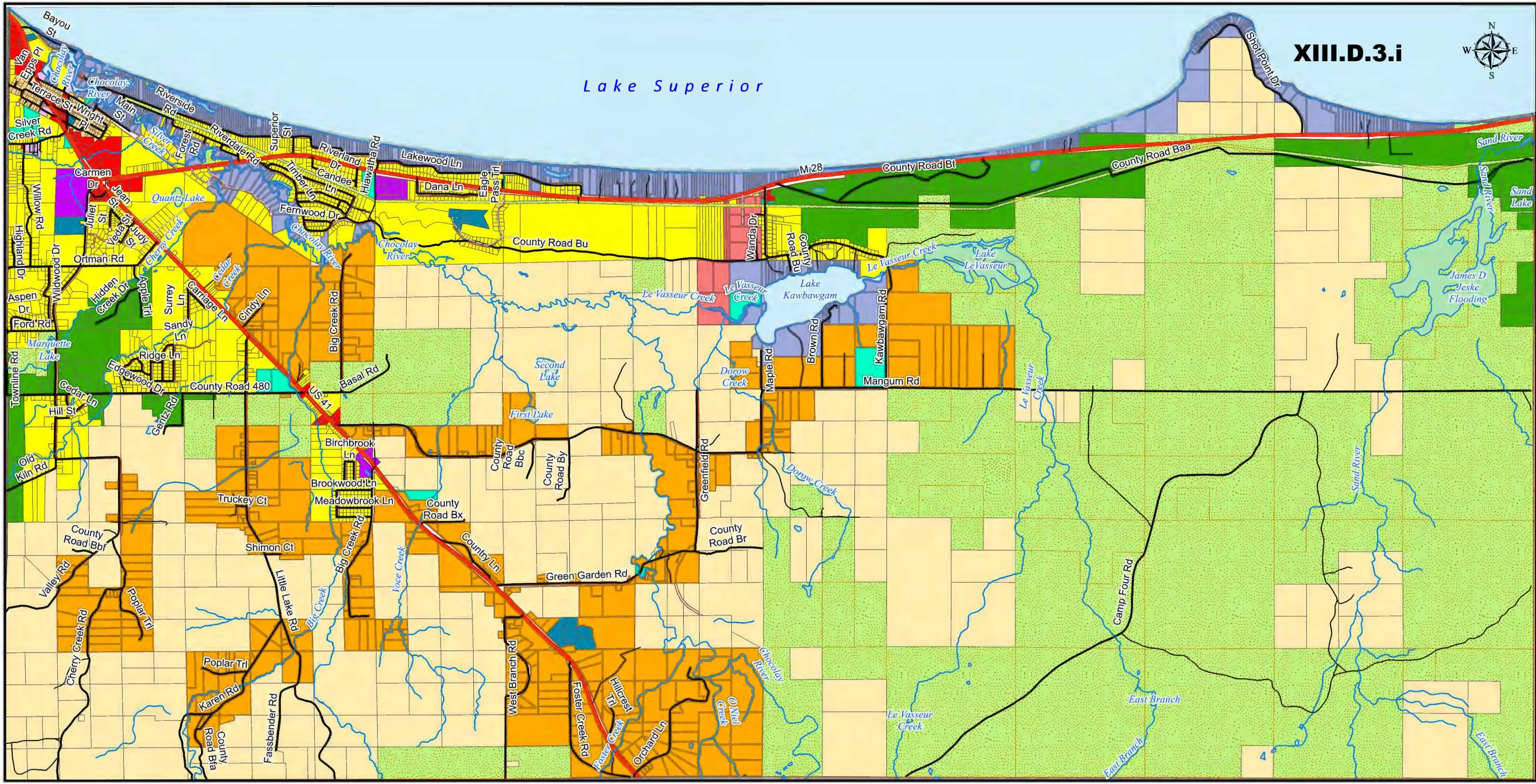

March 18, 2024

Not intended for legal use





Lake Superior

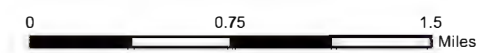
Charter Township of Chocolay

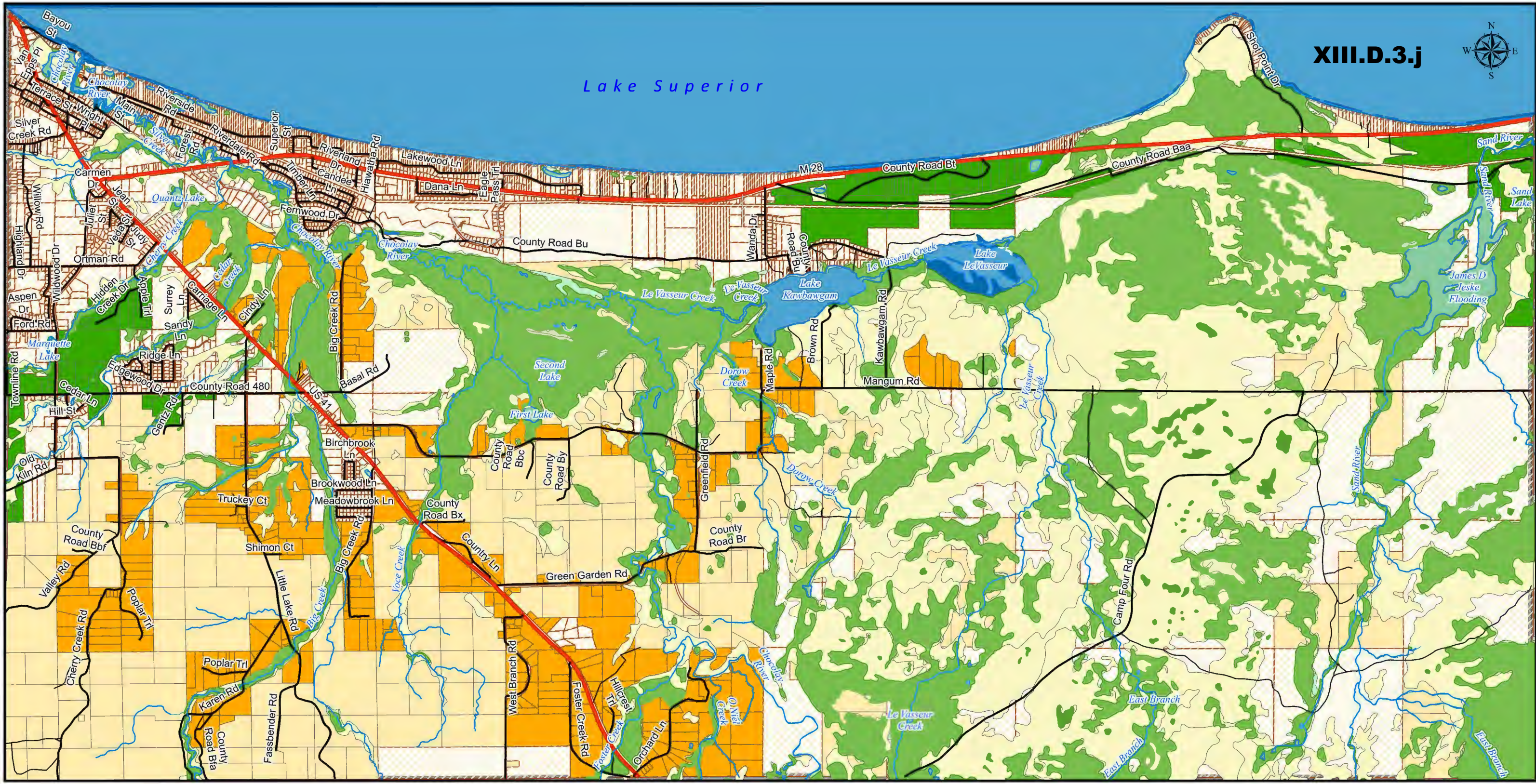

Proposed AG Zoning Districts Township

March 18, 2024

Not intended for legal use

Lakes, Rivers and Streams	Roads	Proposed AG Zoning Districts	Surrounding Zoning
Lake	Highway	AG 1 - less than 3 acres	C
Lake Superior	Primary road	AG 2 - 3 to 15 acres	I
River or stream	Secondary road	AG 3 - 15 acres or more	KBIC
	Unpaved / not classified		MFR
			MP
			PUD
			R1
			R2
			State Lands
			WFR



Charter Township of Chocolay




Proposed AG Zoning Districts

Township





March 18, 2024

Not intended for legal use





Lakes, Rivers and Streams

-  Lake
-  Lake Superior
-  River or stream

Roads

-  Highway
-  Primary road
-  Secondary road
-  Unpaved / not classified



Proposed AG Zoning Districts

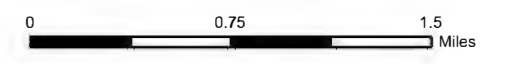
-  AG 1 - less than 3 acres
-  AG 2 - 3 to 15 acres
-  AG 3 - 15 acres or more
-  Not AG Zoning

Hydic Soils and Wetlands

- USA Wetlands**
-  Estuary
 -  Lake, Reservoir
 -  Marine
 -  Marsh, Swamp, Bog, Prairie
 -  River

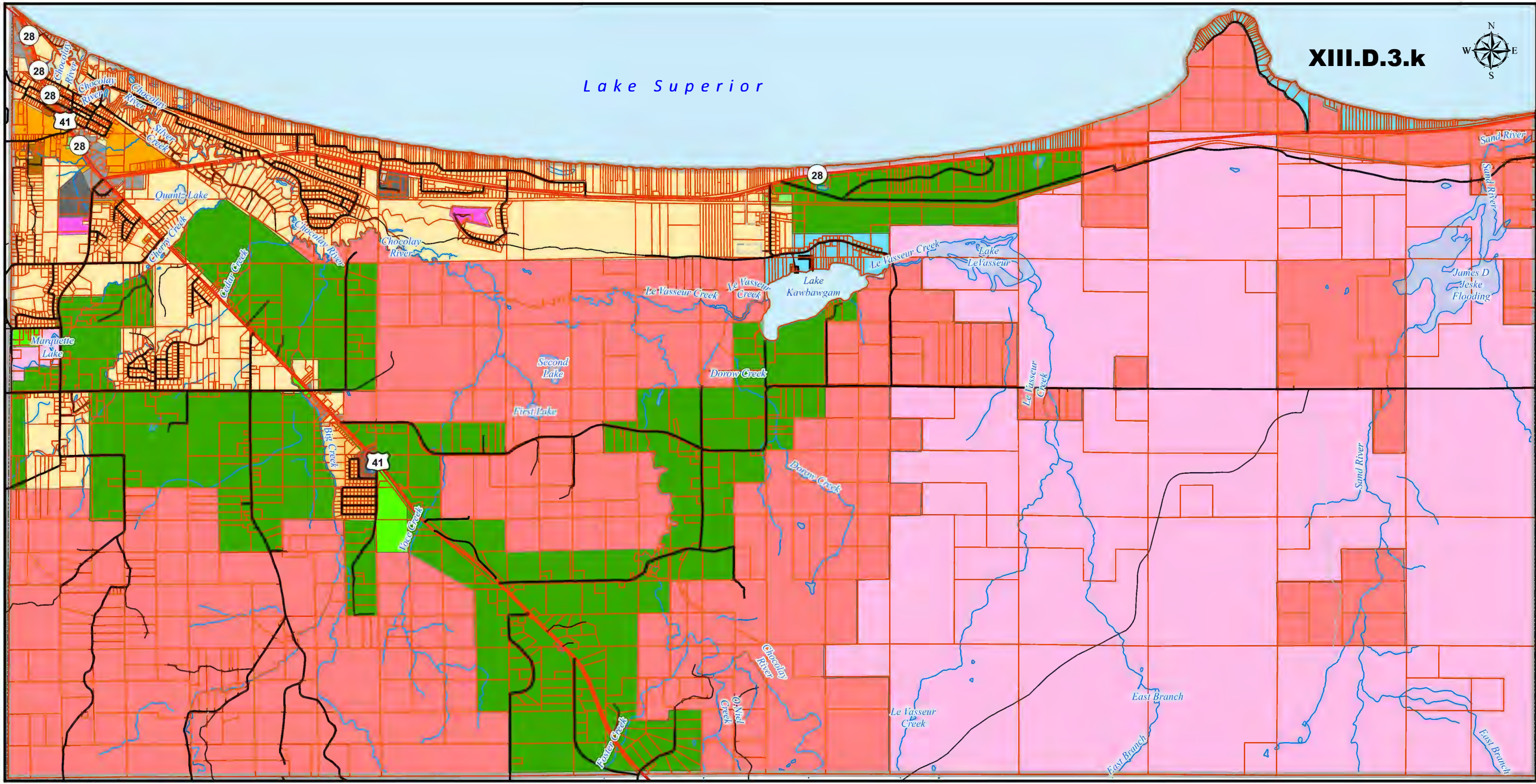

EGLE Hydic Soils

-  Hydic Soils
- Michigan Resource Inventory System (MIRIS)**
-  MIRIS Wetland Classes







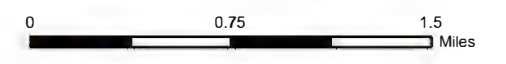


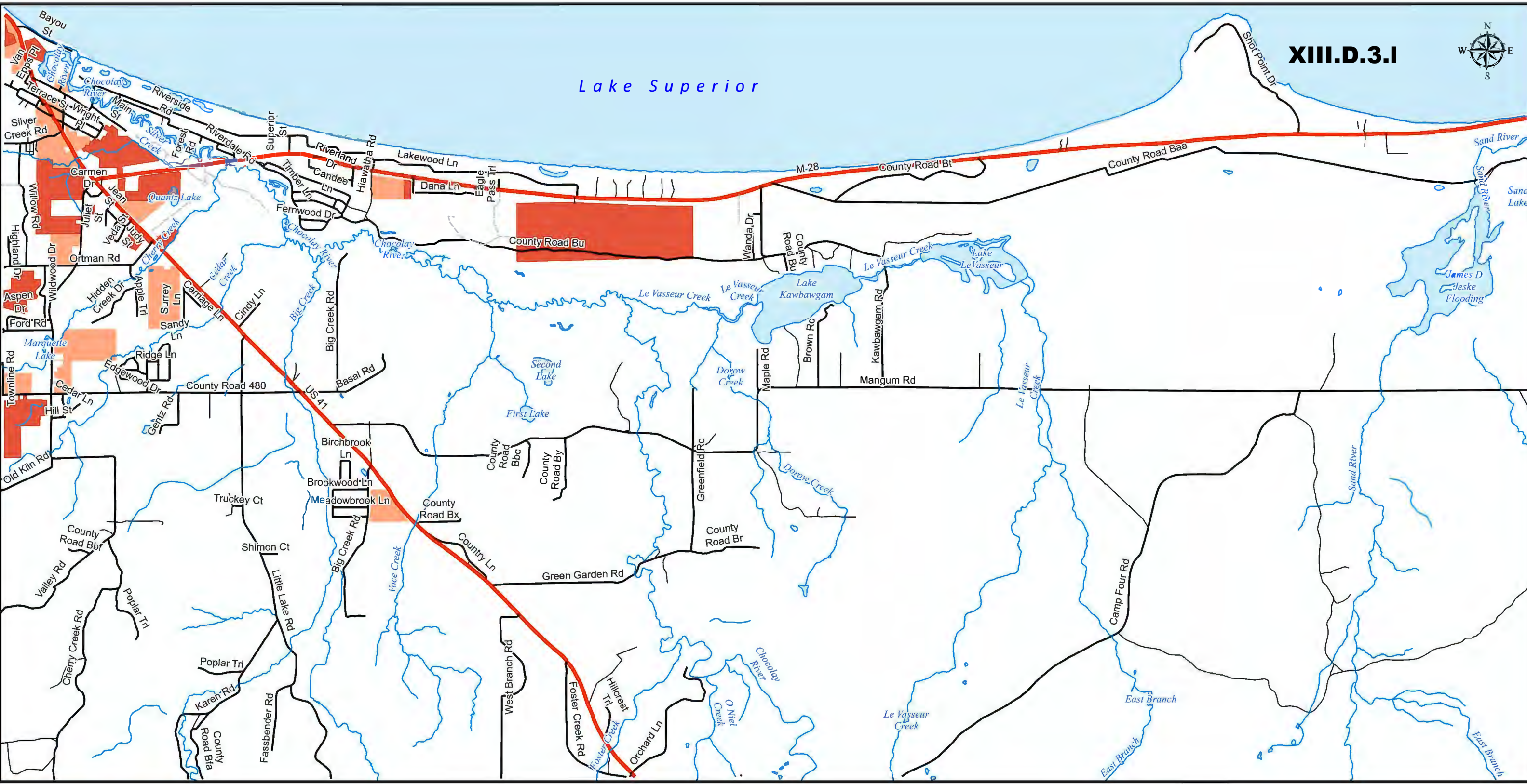
Lake Superior










Charter Township of Chocolay
Zoning Map
 Township
 Prior to 2008
 Not intended for legal use

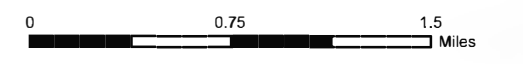
Lakes, Rivers and Streams	Roads	Zoning districts prior to 2008 - all districts
<ul style="list-style-type: none">  Lake  Lake Superior  River or stream 	<ul style="list-style-type: none">  Highway  Primary road  Secondary road  Unpaved / not classified 	<ul style="list-style-type: none">  C-1 (Commercial 1)  C-2 (Commercial 2)  C-3 (Commercial 3)  LS/R (Lakeshore and River)  OS (Open Space)  PUD (Planned Unit Development)  Public Lands  R-1 (Residential 1)  R-2 (Residential 2)  R-3 (Residential 3)  R-4 (Residential 4)  RP (Resource Production)  RR-1 (Rural Residential 1)  RR-2 (Rural Residential 2)  no data available





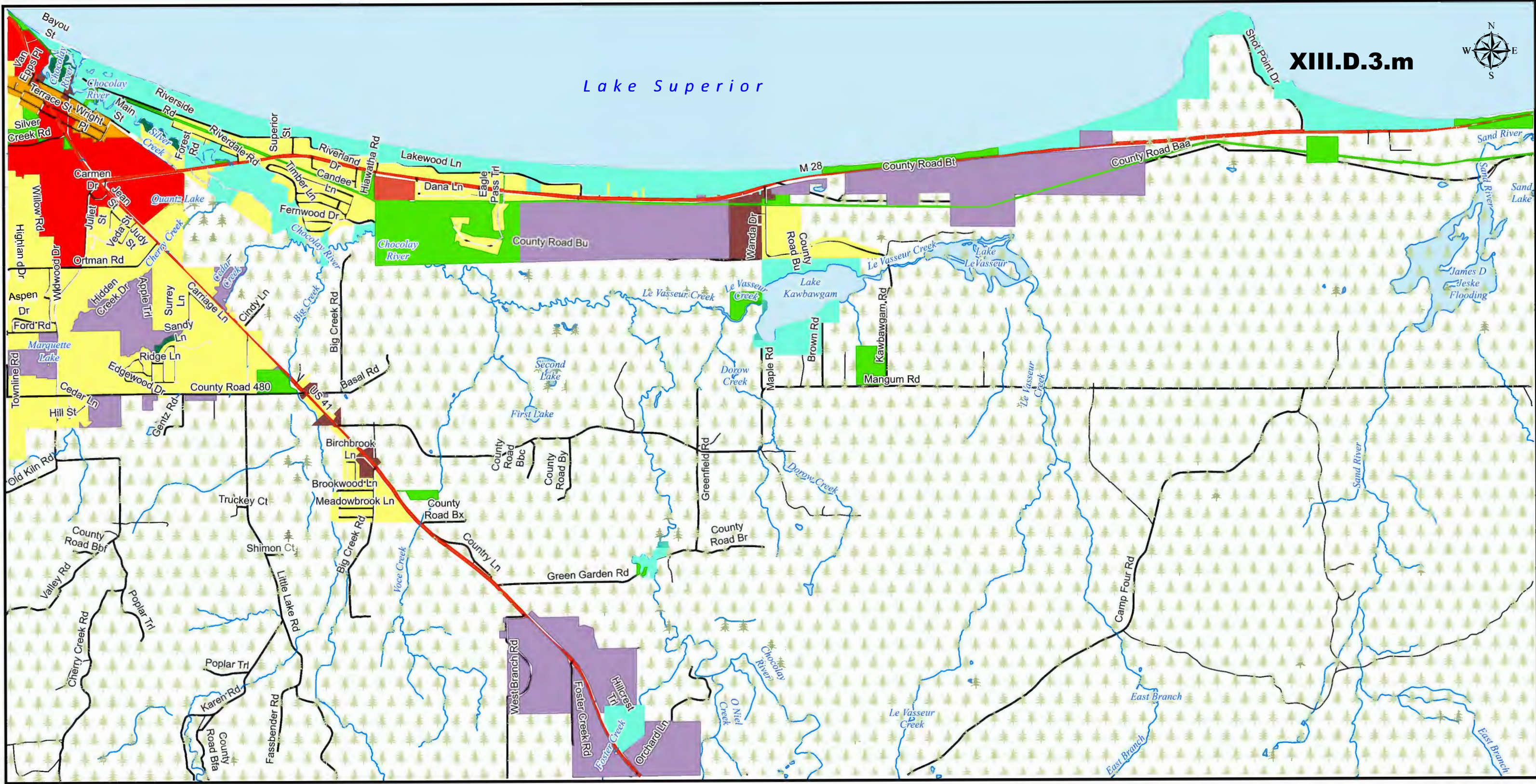

Charter Township of Chocolay
**Future Growth Sectors
 2021**
 Township
 September 18, 2023
 Not intended for legal use

- | Lakes, Rivers and Streams | Roads | Future Growth |
|---|--|--|
|  Lake |  Highway |  Growth |
|  Lake Superior |  Primary road |  Infill |
|  River or stream |  Secondary road | |
| |  Unpaved / not classified | |



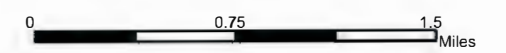


Lake Superior




Charter Township of Chocolay
Future Land Use 2021
 Township
 September 18, 2023
 Not intended for legal use

Lakes, Rivers and Streams	Roads	Future Land Use
Lake	Highway	AF
Lake Superior	Primary road	CR
River or stream	Secondary road	MU-C
	Unpaved / not classified	MU-N
		MU-V
		P
		R-N
		R-R
		R-V
		R-W





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: 2023 Planning Commission Annual Report

Meeting: February Joint Meeting

Date: February 12, 2024

Issue Summary

Each year, the Planning Commission must submit an annual report to the Township Board as directed by Section 125.3819 in the *Michigan Planning Enabling Act 33 of 2008* and by Section IX in the *Planning Commission Procedures and Bylaws* (see both documents attached to agenda item VIII.B).

Background

Language in Section IX in the *Procedures and Bylaws of the Chocolay Township Planning Commission* states:

"The Chocolay Township Planning Commission shall issue an annual report and such other reports as it deems desirable, of its progress and recommendations to the Township Board, and upon request of the Township Board, shall make such other reports as the Township Board may require."

Staff prepared a draft *2023 Planning Commission Annual Report* for Commissioner review. The report contains several sections:

1) Planning Commission Actions

This section details the Planning Commission actions and decisions for 2023.

2) Planning Director Activities

This section details the Planning Director activities for 2023 related to planning.

3) Planning Commission Conditional Use Permits

This section details conditional use permits that the Planning Commission reviewed during 2023.

4) Planning Commission Site Plan Reviews

This section details site plans that the Planning Commission reviewed during 2023.

5) Township Plans and Ordinances

This section details changes that were made to the Township plans and the Township zoning ordinance.

The Planning Commission reviewed the document at the January 2024 meeting, and voted to send the document to the Board for consideration.

Summary

The document for consideration is attached for Board member review.

Author: Dale Throenle

Date: February 5, 2024

Attachments

1. *2023 Planning Commission Annual Report*



CHARTER TOWNSHIP OF CHOCOLAY
PLANNING COMMISSION
2023 PLANNING COMMISSION ANNUAL REPORT

PLANNING COMMISSION ACTIONS

January

The Planning Commissioners participated in a meeting on January 16 in the Township Fire Hall. There were four items on the agenda for the regularly scheduled meeting.

New Business

1) Election of Officers

The Commissioners held their annual election of officers. Officers for 2023 are:

Ryan Soucy	Chair
George Meister	Vice Chair
Donna Mullen-Campbell	Secretary
Rebecca Sloan	Vice Secretary

The Commissioners voted to not review the Planning Commission bylaws, as the latest revision was done in 2022.

2) 2022 Planning Commission Annual Report

The Commissioners reviewed and approved the 2022 Planning Commission Annual Report. The Commissioners voted to forward the report to the Board for consideration.

3) Industrial Zoning District Conditional Use Discussion

The Commissioners decided to propose rezoning for seven parcels on US 41 South from Industrial (I) zoning to Commercial (C) zoning. They also voted to apply the mixed use overlay district to the same parcels.

4) Zoning Districts and District Intent Statements

The Commissioners discussed items for the Board to consider for the joint meeting between the Board and the Planning Commission in February.

February

The Planning Commissioners participated in two meetings on February 13 in the Township Fire Hall.

The first meeting was a joint meeting between the Township Board and the Planning Commission. Roger Zappa, Township Attorney, presented detailed information regarding the potential rezoning of the Agriculture / Forestry (AF) district. After his presentation, both Board members and Commissioners discussed the information presented and how that would apply to the new zoning



ordinance. The Board gave the direction to the Commissioners to continue to work on the zoning ordinance, with the intent of presenting an ordinance that was easy to read and reasonably easy to enforce.

There was one item on the agenda for the regularly scheduled meeting.

New Business

1) Joint Meeting Discussion

Commissioners discussed the directions, comments, and concerns from the joint meeting. Much of the discussion centered on the process of writing of the new zoning ordinance.

Commissioners decided on four agenda items for the March meeting:

1. Public hearing to discuss rezoning of properties in the Industrial district on south US 41 South
2. Determine the first set of online survey questions for the zoning ordinance using the newly acquired *FlashVote* software
3. Resume discussion of zoning ordinance definitions
4. Review of the table showing the potential reduction of non-conformance based on acreage sizes in the AF zoning district

March

The Planning Commissioners participated in a meeting held on March 20 in the Township Fire Hall.

There were four items on the agenda for the meeting; all were considered unfinished business.

Unfinished Business

1) Proposed *Zoning Ordinance* Changes

Commissioners discussed the options for including single family residential and registered rentals in the Industrial zoning district. Staff presented four options:

1. Leave the ordinance as is.
2. Add *Single Family Residential* and *Registered Rentals* as conditional uses in the Industrial zoning district.
3. Rezone seven parcels located below Beaver Grove on US 41 South from Industrial to Commercial and apply the Mixed Use Overlay District to the newly zoned parcels.
4. Rezone seven parcels located below Beaver Grove on US 41 South from Industrial to a new zoning district to match the district as it is defined in the Township master plan.

The Commissioners chose to go with option two; they requested a public hearing at the next meeting so they could finalize the decision and send it to the Board for consideration.

2) Non-Conforming Parcels in the Agriculture / Forestry (AF) Zoning District

Commissioners continued to discuss options related to the non-conforming parcels in the AF district. They reviewed a table of options with suggested acreage sizes and proposed uses for those options.

3) Public Input Discussion / Survey Questions

Commissioners discussed the questions that would be presented to the public with the *FlashVote* software. They designed five questions that will be used in the first public *FlashVote* poll.

4) Proposed Zoning Ordinance Definitions

Commissioners decided to table the discussion until the April meeting.

April

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

There were three items on the agenda for the meeting; one was considered unfinished business, and two were considered new business. The Commissioners also conducted a public hearing regarding proposed changes to the language for the Industrial zoning district.

Commissioners decided to address new business before unfinished business.

New Business

1) #34-23-01 Proposed Changes for the Industrial Zoning District

Commissioners conducted a public hearing prior to discussing this item. After discussion, the Commissioners decided to add *Single Family Residential* and *Registered Rentals* to the Industrial zoning district as conditional uses. They voted to send the language to the Board for the Board's decision on adding the language to the Township zoning ordinance.

2) Final Site Plan Review Application SR 23-04 - Ironworkers Local 8 Training Facility

Commissioners reviewed and discussed site plans with the applicants for a proposed Ironworkers Training Facility that will be located on M-28 East between the America's Best Value Inn and Nagelkirk Gardens.

After discussion, the Commissioners approved the site plan with some minor conditions.

Unfinished Business

1) Proposed Zoning Ordinance Definitions

Commissioners reviewed three definitions and decided to table the remaining discussion until the May meeting.

May

The Planning Commissioners participated in a meeting held on May 15 in the Township Fire Hall.

There were five items on the agenda for the meeting; two were considered unfinished business, and three were considered new business. The Commissioners also conducted a public hearing regarding a conditional use permit for JX Trucking Center.

Commissioners decided to address new business before unfinished business.

New Business

- 1) Conditional Use Permit CU 23-11 - JX Trucking Center

JX Trucking Center requested a conditional use permit for their business proposal that will be located in the former Blondeau Trucking building behind the Dry Dock; Commissioners conducted a public hearing prior to discussing this item. After discussion, the Commissioners decided to grant the conditional use permit for the project.

- 2) Final Site Plan Review Application SR 23-12 - JX Enterprises, Inc.

Commissioners reviewed and discussed site plans with the applicants for the proposed trucking facility that will be located on in the former Blondeau Trucking building. The applicants stated that the facility will have an addition added to accommodate a proposed sales area.

After discussion, the Commissioners approved the site plan.

- 3) Planning Commissioner Training - Site Plan Review

Township Manager Bill DeGroot presented training to the Commissioners regarding site plan review.

Unfinished Business

- 1) Proposed Zoning Ordinance Definitions

Commissioners reviewed several definitions and decided to table the remaining discussion until the June meeting.

- 2) Proposed Agriculture Zoning District Language

Commissioners decided to table the remaining discussion until the June meeting.

June

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 meeting; three were considered unfinished business, and two were considered new business.

Commissioners decided to address new business before unfinished 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 recommended sending the rezoning to the Board for consideration.

Unfinished 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.

July

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 meeting; three were considered unfinished business, and two were considered new business.

Unfinished Business

- 1) Proposed Zoning Ordinance Definitions

Commissioners finished reviewing definitions for the new zoning ordinance, with minor changes to the language. The Commissioners decided to 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 decided to 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 decided to 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.

August

The Planning Commissioners participated in two meetings held on August 21 in the Township Fire Hall.

The first meeting was a joint meeting with the Township Board. There were three discussion items on the agenda.

1) AF Framework presentation

The Board and Commissioners discussed the direction for structuring the AF district and related zoning. Commissioners were commended on the work that had already taken place and were told to continue to work on the issue.

2) Townhall meetings

The Board requested that the Commissioners decide where and when the townhall meetings would take place regarding the AF issue.

3) Structure Size Below 800 Square Feet

The Board and Commissioners discussed the possibility of reducing the required structure footprint from 800 square feet to a different value, while adding considerations for tiny homes and accessory dwelling units.

The second meeting was the regular Planning Commission meeting. There was one item on the agenda.

1) Joint Meeting Debrief

Commissioners discussed the items presented during the joint meeting with the Board. Commissioners decided to continue working on finishing the discussion and related documents regarding the AF zoning district and decided to set up three townhall meetings to

present the materials to the public for the public's input. Commissioners decided to use the results from the townhall meetings to formulate the final decision for the AF zoning district.

Commissioners further discussed the 800 square foot structure size topic and decided to continue to research the accessory dwelling unit (ADU) issue, with concerns related to the use of the ADU after the initial use was no longer valid.

September

The Planning Commissioners participated in a meeting held on September 18 and a work session on September 26; both were in the Township Fire Hall.

For the September 18 meeting there was one item on the agenda.

- 1) Draft Ordinance Considerations for the Agriculture / Forestry (AF) District Work Sessions
Commissioners discussed the items to be presented at the three town hall meetings scheduled for September and October. Discussion included items to be displayed and how the town halls would be conducted.

For the work session on September 26 there was one item on the agenda:

- 1) Draft Ordinance Considerations for the Agriculture / Forestry (AF) District Work Sessions
Commissioners attended the meeting to hear talking points from the public regarding the proposed changes for the Agriculture / Forestry (AF) zoning district. Chair Soucy gave a short presentation, after which the Commissioners interacted with the public to get their input. 26 participants from the public attended.

October

The meeting scheduled for October was cancelled so that the Planning Commissioners could concentrate on the work sessions scheduled for October; both work sessions were scheduled close to the scheduled meeting date.

The Commissioners participated in two work sessions during October; one was held on October 10 and the other was held on October 17. Both sessions were in the Township Fire Hall.

For both work sessions there was one item on the agenda:

- 1) Draft Ordinance Considerations for the Agriculture / Forestry (AF) District Work Sessions
Commissioners attended the meetings to hear talking points from the public regarding the proposed changes for the Agriculture / Forestry (AF) zoning district. Chair Soucy gave a short presentation at each meeting, after which the Commissioners interacted with the public to get their input.

28 participants from the public attended the October 10 work session. 35 participants from the public attended the October 17 work session.

November

The Planning Commissioners participated in a meeting on November 20 in the Township Fire Hall. There were two items on the agenda.

Unfinished Business

- 1) Draft Ordinance Considerations for the Agriculture / Forestry (AF) District Work Sessions
Commissioners discussed the work sessions and the interactions with the public at the work sessions. Commissioners outlined zoning sections within the current AF zoning district that will result in the new zoning districts listed as AG 1, AG 2, and AG 3. The Commissioners instructed staff to bring a draft map of the proposed districts to the December meeting.

New Business

- 1) Housing Discussion
Commissioners began discussing housing options for the Township. The discussion primarily focused on ADUs, their types, and the possible locations in the Township.

December

The Planning Commissioners participated in a meeting on December 18 in the Township Fire Hall. There were four items on the agenda, and the Commissioners decided to do new business prior to unfinished business.

New Business

- 1) Preliminary Site Plan Review - Dollar General Store # 30520
Commissioners discussed the preliminary site plan for a proposed Dollar General store that will be located at 4050 US 41 South, the former site of the St. James the Lesser Episcopal Church. Commissioners suggested minor changes to the applicant. The applicant will be bringing the formal site plan back to the Planning Commission at a future meeting.
- 2) Proposed 2024 Planning Commission Meeting Dates
Commissioners discussed the planning commission dates for 2024. The Commissioners changed the dates for two of the scheduled meetings - from January 15 to January 22 and November 18 to November 25.

Unfinished Business

- 1) Proposed Zoning Ordinance Amendments for the Agriculture / Forestry (AF) Zoning District (34-23-02)
Commissioners discussed the proposed zoning ordinance language for the AG 1, AG 2, and AG 3 zoning districts. Commissioners made minor changes and recommended the language be put forward into a public hearing at a future meeting.

2) Proposed Zoning Map for the Agriculture / Forestry (AF) Zoning District (34-23-02)

Commissioners discussed the proposed zoning district locations for the AG 1, AG 2, and AG 3 zoning districts. Commissioners made changes and will review the proposed mapping again at the January 2024 meeting.

Planning Director Activities

In addition to preparing agenda materials for Planning Commission meetings and attending the Planning Commission meetings, the Planning Director completed additional activities and attended training and seminars throughout the year:

January

No activities

February

- Attended a DNR Recreation Grants webinar
The webinar focused on how to submit grants related to recreation.
- Attended an Opportunities for Renewable Energy webinar
The webinar focused on renewable energy options for commercial and industrial locations.

March

- Attended an Opportunities for Renewable Energy webinar
The webinar featured the work conducted from the Michigan Clean Energy Assets Roadmap Program.
- Attended a Climate Adaptation Task Force (CATF) meeting in Marquette
The meeting focused on various activities in and around Marquette related to climate resilience and adaptation.
- Attended a Superior Trade Zone meeting in Rock
The meeting focused on activities occurring throughout the trade zone corridor.
- Attended a FEMA Substantial Improvement / Substantial Damage webinar
The webinar focused on the distinctions between damage and improvements caused by catastrophic events.

April

No activities

May

- Attended a FEMA Building a Successful Acquisition Application webinar
The webinar focused on what government agencies had to do to acquire properties located in the flood plain if substantial damage occurred on the property.
- Attended a virtual Association of Flood Plain Manager (ASPM) conference
The three day conference covered various topics related to flood control, storm water control and flood plain management.
- Attended a FEMA Hazard Mitigation webinar
The webinar focused on preparing for catastrophic events and what to do when the events occurred.
- Attended a FEMA National Flood Insurance Program (NFIP) webinar
The webinar focused on updates to the NFIP insurance program.

June

- Attended the Small Town and Rural Development Conference in Thompsonville
The conference and related activities provided multiple opportunities and sessions to see how rural communities were working on enhancing their communities.
- Attended a FEMA Planning for Climate Resilient Communities webinar
The webinar focused on what activities and processes that could be put in place to become a climate-resilient community.

July

- Attended the MSHDA Listening Tour in Marquette
The sessions were oriented toward topics related to affordable housing and affordable housing locations.

August

No activities

September

No activities

October

- Attended the Michigan Recycling Coalition seminar in Escanaba
The seminar focused on community recycling funding, locations, destinations, and other recycling possibilities within the Upper Peninsula.



- Attended the EGLE Recycling Event in Gaylord
The conference focused on community recycling funding, locations, destinations, and other recycling possibilities.

November

- Attended the EGLE Material Management Tools and Resources webinar
The webinar focused on the upcoming EGLE Material Management Plan requirements and the information necessary to complete the plan.

December

- Attended the Coastal Communities Academy training session in Escanaba
The training session focused on coastal community ordinances and resources related to Great Lakes coastal communities.
- Attended the EGLE Catalyst Communities webinar
The webinar focused on the toolkit and related resources to become a Catalyst Community.

Planning Commission Conditional Use Permits

Application Number	Applicant	Status	Comments
CU 23-11	JX Trucking	Approved	Sale of truck parts, truck sales, truck repair
CU 23-19	Ryan and Jessica Elliston	Approved	Residential use for property located in the Industrial zoning district

Planning Commission Site Plan Reviews

Application Number	Applicant	Status	Comments
SR 23-04	Iron Workers	Approved	Iron Workers training center
SR 23-12	JX Trucking	Approved	Trucking center

Township Plans and Ordinances

Plan / Ordinance	Type	Status	Comments
Township zoning ordinance	Update	Approved	Added <i>Single Family Residential</i> and <i>Registered Rentals</i> to the Industrial zoning district as conditional uses

**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: Discussion Points for Board Consideration for the Joint Meeting**Meeting: February Joint Meeting****Date: February 12, 2024****Issue Summary**

The Planning Commission has several items that they would like to discuss with the Board during the Joint meeting for consideration for direction on those items.

Background

Commissioners were asked at the January 22, 2024 meeting to provide questions and concerns that they would like to see covered during the joint meeting with the Board. The Commissioners would like to have a conversation with the Board regarding those topics.

Discussion Topics

Commissioners presented several items that they would like to discuss with the Board. Those items are:

1. Housing in the Township, with consideration for variety, perspective, location, etc. with additional request for guidance regarding accessory dwelling units

Commissioners would like to have a direction regarding affordable housing in the Township. They are considering topics such as tiny homes, multi-family dwellings, and a reduction in the footprint of a residence from 800 square feet to a smaller size.

Commissioners are also reviewing the accessory dwelling unit (ADU) portion of the current Township zoning ordinance, and they would like direction on how to proceed with the ADU discussion. Commissioners are currently considering attached and detached ADUs; where ADUs should be allowed, and if rental of an ADU be permitted if it becomes unoccupied.

2. FlashVote utilization and steps to use it

Commissioners would like to see questions set up in FlashVote so that the Commissioners can use the data to help them in their discussion and decisions regarding topics that are presented to them for consideration.

3. Base zoning for State lands

State lands within the Township do not carry a base zoning. This topic came up as part of a rezoning hearing last year, and Commissioners would like to discuss a direction for base zoning for State lands to minimize that complication in the future. (see attached map)

4. Discussion of zoning for wind and solar ordinances

As a result of the newly passed State regulations regarding large solar and wind projects, the Commissioners would like to discuss the direction for both solar and wind in the Township.

Author: Dale Throenle

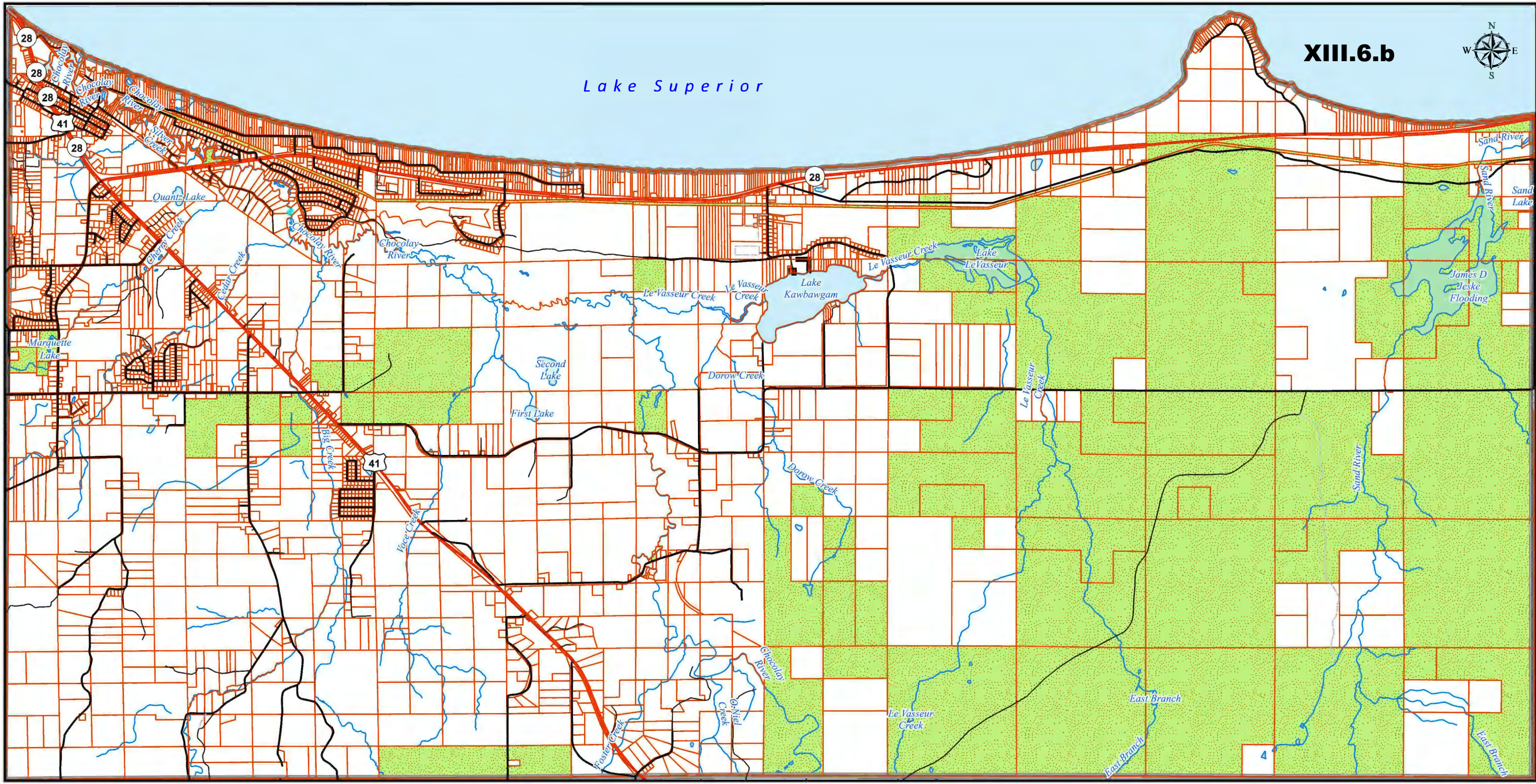
Date: February 5, 2024

Attachments




1. *Zoning Districts - Township - State lands*



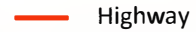


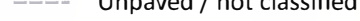
Lake Superior



Lakes, Rivers and Streams

-  Lake
-  Lake Superior
-  River or stream

Roads

-  Highway
-  Primary road
-  Secondary road
-  Unpaved / not classified

Zoning districts - by district

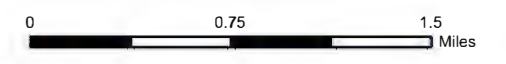
-  State Lands



Charter Township of Chocolay

Zoning Districts

Township
November 9, 2022



**CHOCOLAY TOWNSHIP
PLANNING COMMISSION**

Monday, December 18, 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)
Rebecca Sloan (Vice Secretary)
Don Rhein (Board)
Stephanie Gencheff
Kendall Milton

Members absent at roll call:

None

Staff present:

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

III. Additional Agenda Items / Approval of Agenda

Soucy requested that new business be moved ahead of unfinished business on the agenda to accommodate the site plan review.

Meister moved, Mullen-Campbell seconded, to approve the agenda as changed.

Vote: Ayes: 7 Nays: 0 Motion carried

IV. Minutes

A. November 20, 2023 regular meeting

Mullen-Campbell pointed out that the date at the end of the previous minutes should have been December 18 and not December 17.

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

Vote: Ayes: 7 Nays: 0 Motion carried

V. Public Comment

Frank Stabile, 121 Vista Hills Trail

Spoke on the proposed changes for the Agriculture / Forestry (AF) zoning district.

Frank Jeffries, 545 Mangum Road

Spoke on the proposed changes for the Agriculture / Forestry (AF) district and keeping development at a minimum surrounding his property.

VI. Presentations

None

VII. New Business

A. Preliminary Site Plan Review – Dollar General Store # 30520

Staff Introduction

Throenle pointed out that the applicant representative was attending via Zoom.

He stated that Dollar General purchased the property at the corner of US 41 South and Silver Creek Road. He added that the plan had gone through review by the Corridor Committee with no recommendations for any changes.

Commissioner Discussion

Rusty Doss, representing Dollar General, gave an overview of the project. He stated the store would be the largest footprint that Dollar General has, with the intent of having a larger selection of groceries.

He added that MDOT would be reviewing the application with a recommendation that would be coming on January 12, 2024.

He stated that 15 feet of the tree line along the property lines would be retained as part of the project.

He walked through the plan, showing snow storage, well locations, utility connections, and addressed a proposed lighting plan.

Doss stated that he would take the Commissioner comments and the MDOT comments and present those as a formal site plan review in the near future.

Meister expressed that his biggest concern was already being addressed with the MDOT review. Rhein stated that his concern was the snow storage area, and if it would be large enough.

Sloan asked if the entire site drained to the proposed drainage area. Doss stated that the runoff would be piped to the stormwater area in the southwest. Meister added that for the final review to indicate if any of that water would be flowing over to Silver Creek Road. Doss added that storm water storage would be part of the MDOT review.

Meister stated that a minor change would be in the landscaping area; he indicated that the cotoneaster and privet shrubs were semi-invasive and suggested that they be replaced with something more native to the area. Doss said he would change the plantings as requested.

Throenle added that the Corridor committee recommended that stop signs be placed on the bike path on both sides of the of the entrance; Doss stated he would add that to the plans.

Meister asked about the retaining wall. Doss stated that the wall would be primarily used for grading purposes but could be heightened if necessary.

Gencheff asked about a deceleration lane into the property, and access from Silver Creek Road. Meister commented that would be addressed from the MDOT review.

Sloan asked about the existing building. Doss stated that there was some interest from the neighboring property regarding moving the building, and that it was being handled through the real estate division of Dollar General.

Soucy asked about the market research and the support of two similar establishments in the Township and what would happen if the market expectations were not met. Doss stated that the real estate folks did the research with the intent of making the location successful.

Milton asked who the current owner of the property was; he was told that Portage Creek LLC was the current owner.

B. Proposed 2024 Planning Commission Meeting Dates

Commissioner Discussion

Mullen-Campbell asked if the January 15 meeting could be moved to January 22. Commissioners did not have an issue with the change.

Meister asked if November 18 could be changed. After discussion, the Commissioners changed the date to November 25.

Commissioner Decision

Rhein moved, Mullen-Campbell seconded, that the meeting dates proposed for 2024 Planning Commission meetings be accepted with a change from January 15 to January 22 and November 18 to November 25.

Vote: Ayes: 7 Nays: 0 Motion carried

VIII. Unfinished Business

A. Proposed Zoning Ordinance Amendments for the Agriculture / Forestry (AF) Zoning District (34-23-02)

Staff introduction

Throenle stated that the language being presented was the same that was presented over a series of previous meetings, with slight changes to the intent language. He added that the direction was to have the language incorporated into the current zoning ordinance. Throenle stated that the zoning ordinance would be changed by:

- 1) Removing section 4.7 Agriculture / Forestry Zoning District (AF)
- 2) Renumbering section 4.8 Municipal Properties (MP) to section 4.7.
- 3) Renumbering section 4.9 District Planned Unit Development (see Article X) to section 4.8.
- 4) Renumbering section 4.10 Special Uses in Designated Zoning Districts to section 4.12.

- 5) Inserting the proposed sections 4.9 AG 1 – Agriculture 1, 4.10 AG 2 – Agriculture 2, and 4.11 AG 3 – Agriculture 3.

Throenle suggested that Commissioners review the document with the intent of either presenting it for a public hearing or bringing it back for another review prior to a public hearing. He added that the document presented showed the markup as to how the language will look in the zoning ordinance.

Commissioner discussion

Soucy asked if the language included the proposed size of the zoning districts; Throenle responded that it did.

Gencheff asked about the zoning maps; Throenle stated that the map discussion was a separate agenda item.

Sloan asked about the setbacks; Throenle stated that the language was what was presented at the Townhall meetings.

Meister stated that the acreage size was the remaining discussion item for him. He added that he would prefer that the discussion be completed at this meeting.

Commissioners discussed the acreage sizes and retained the acreage sizes as written. Throenle added that residents in the new districts would have the right to petition to change their zoning for their property assuming that their property bordered a district that they wanted to be changed to. He added that no one will be required to split and go to a smaller acreage size.

Sloan suggested that the language be changed for AG 3 to remove “large scale” from the language; Meister concurred.

Commissioner decision

After Commissioner review, Meister moved, Rhein seconded, that the Township zoning ordinance be amended as amendment number 34-23-02 to accomplish the following:

- 1) *Remove section 4.7 Agriculture / Forestry Zoning District (AF).*
- 2) *Renumber section 4.8 Municipal Properties (MP) to section 4.7.*
- 3) *Renumber section 4.9 District Planned Unit Development (see Article X) to section 4.8.*
- 4) *Renumber section 4.10 Special Uses in Designated Zoning Districts to section 4.12.*
- 5) *Insert the proposed sections 4.9 AG 1 – Agriculture 1, 4.10 AG 2 – Agriculture 2, and 4.11 AG 3 – Agriculture 3 and related language as revised*

with the following findings of fact:

- 1) *The proposed ordinance changes are in congruence with the Master Plan statements for future land use*
- 2) *62 percent of the parcels in the Agriculture / Forestry district do not conform to our ordinance regulations on minimum parcel size*

- 3) *The Planning Commission sent post cards to all Agriculture / Forestry parcel owners, held three public workshops, and received substantial input from 84 residents*
- 4) *Page 89 in the master plan refers to rural residential zoning, page 48 is the problem statement, pages 63 to 65 in the master plan appendix are the future land use maps, page 93 in the appendix is the section on future zoning, and page 111 is the strategy*

and that the proposed language be presented for a public hearing at a future Planning Commission meeting.

Vote: Ayes: 7 Nays: 0 Motion carried

Rhein moved, Mullen-Campbell seconded, that the public hearing be held at the February 12 meeting at 7 PM.

Vote: Ayes: 7 Nays: 0 Motion carried

B. Proposed Zoning Map for the Agriculture / Forestry (AF) Zoning District (34-23-02)

Staff introduction

Throenle stated that the maps in the packet covered the discussions that have taken place from the beginning of the map discussions.

He explained that the proposed zoning maps had three sections: 1) proposed AG zoning districts, 2) proposed AG zoning districts with the surrounding current zoning; and 3) wetlands laid over the proposed AG zoning districts.

Gencheff asked about development in the wetland districts and the purpose of changing the zoning. Throenle stated the primary purpose was to give residents the choice of uses on their parcels while reviewing the wetland requirements.

Throenle showed a hand drawn map used at the previous meeting that was used to determine the maps presented to the Commissioners.

Commissioner discussion

Gencheff expressed several concerns regarding the drawing of the proposed maps. Rhein and Meister stated that the maps were drawn based on recommendations from the previous meeting to staff to put on new maps.

Meister made a statement regarding spot zoning and that the districts should be set up as contiguous runs representing the same district. He recommended that the Commissioners look at the quadrants and discuss the changes. He sent a drawing to Throenle of what he was proposing so that the maps could be updated and walked through the changes with the Commissioners.

Commissioners reviewed the changes presented and discussed the differences between the AG 2 and AG 3 possibilities.

Commissioner decision

Meister moved, Rhein seconded, that staff proceed with the changes discussed and bring the map back for discussion at the next meeting.

Vote: Ayes: 7 Nays: 0 Motion carried

Throenle stated if a decision was made at the next meeting, time would be sufficient for notifications to be mailed to all parcel owners in the Agriculture / Zoning district regarding the upcoming public hearing for both the language and the map.

IX. Public Comment

Kevin Taylor, pastor of Silver Creek Church

Spoke on the upcoming Dollar Store project and the removal of the building that is on the property.

Jill Bradford, 555 Little Lake Road

Spoke on the discussion on the agriculture zoning process, and thanked the Commissioners for both the discussion and the maps that were online. She also wished the Commissioners a safe and healthy “Merry Christmas.”

X. Commissioner’s Comments

Rhein

Wished everyone a “Merry Christmas”. Stated that it was a great discussion; expressed things are heading the right direction and glad to see that things are getting done.

Mullen-Campbell

Stated that it was a good meeting of discussion, and that things were moving along at a good pace. She added that 2024 would be an interesting year and added a “Merry Christmas” and “Happy New Year” to everyone.

Milton

“Merry Christmas” to everyone.

Sloan

Not excited about two dollar stores in town, especially what it says economically about the community. Wished a “Merry Christmas” and “Happy Holidays” to everyone.

Gencheff

Expressed that she also is not excited about the dollar store. Wished “Merry Christmas” to everyone.

Soucy

Wished a “Merry Christmas”, “Happy New Year” and “stay safe” to everyone.

Meister

Expressed that he can see that the calendar is beginning to line up with decisions.

Wished a “Merry Christmas” to everyone.

XI. Director’s Report

Planning / Zoning Administrator Throenle

Stated the next meeting will be January 22. Wished a “Merry Christmas” and “Happy New Year” to everyone, and he thanked the Commissioners for their effort.

XII. Informational Items and Correspondence

A. Township Board Minutes – 11.13.23

B. Township newsletter – November 2023

XIII. Adjournment

Rhein moved, Soucy seconded, to adjourn the meeting.

Vote: Ayes: 7 Nays: 0 Motion carried

Soucy adjourned the meeting at 8:22 PM

Submitted by:

Planning Commission Secretary

Donna Mullen-Campbell

**CHOCOLAY TOWNSHIP
PLANNING COMMISSION**

Monday, January 22, 2024 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)
Rebecca Sloan (Vice Secretary)
Don Rhein (Board)
Stephanie Gencheff
Kendall Milton

Members absent at roll call:

Donna Mullen-Campbell (Secretary)

Staff present:

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

III. Additional Agenda Items / Approval of Agenda

Soucy requested that the new business conditional use item be moved ahead of unfinished business on the agenda to accommodate the conditional use request.

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

Vote: Ayes: 6 Nays: 0 Motion carried

IV. Minutes

A. December 18, 2023 regular meeting

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

Vote: Ayes: 6 Nays: 0 Motion carried

V. Public Comment

None

VI. Presentations

None

VII. New Business

A. Conditional Use Permit CU 24-01 – Proposed School 1510 M-28 East

Staff Introduction

Throenle stated that the application in front of the Commissioners was from Marquette-Alger Regional Educational Services Agency (MARESA) for a proposed school to be located in the church located at 1510 M-28 East that is owned by the Marquette Unitarian Universalist Congregation. He added that the school use would begin after purchase of the church is completed.

Throenle stated that 48 notifications were sent out, with four being returned as undeliverable. He stated that there were no comments received either by phone, email or at the office regarding the project. He added that there were no open permit requests for the property, that lot size and frontage were in conformance with the zoning ordinance, and that staff did not have any concerns regarding the proposed project, and that no construction is proposed for the project.

Commissioner Discussion

Anthony Bertucci, MARESA Chief Financial Officer, introduced Dr. Jennifer Krzewina, MARESA Director of Mental Health Services, and Dr. Gregory Nyen, MARESA superintendent. He described the project as a school for students that had an individualized education plan, and that the building would be used as it is with no current intentions of adding on to the building. He added that a perimeter fence would be put up in the rear of the building to separate the school from the surrounding neighbors, and that no lighting or signage changes would occur.

Krzewina described the proposed school as one that would provide mental health services to students that needed additional resources. She stated that the school would be conducted in partnership with Great Lakes Recovery for therapy for the students. She stated that initially there will be 12 students in the building with a potential increase to 30 over time. She added that students will be coming in from the 13 school districts within MARESA's boundaries, and students would return to those schools after they progressed through the program. She added that there would be seven staff members on site, and that school would be open from 8 AM through 3 PM.

Soucy asked if the expected drop off and pickup of students was 8 AM and 3 PM; Krzewina replied that would be the scheduled times, and transportation would be provided by the student's home school.

Sloan asked how far away students would be coming from; Krzewina explained that MARESA covered schools both in Marquette and Alger County, and that students could come from any one of the 13 schools in that area.

Gencheff asked if the school would be operated in the summer; Krzewina responded that the school would operate on a school calendar, and generally would not be open in the summer.

Gencheff asked about the partnership with Great Lakes Recovery and if students would be those involved in drug rehabilitation; Krzewina stated that the students in the

program would be those students that struggled with mental health issues and would be students outside of the some of the services of Great Lakes Recovery. She added that they would not be coming for drug rehabilitation services.

Gencheff asked about staffing; Krzewina stated that the staffing would be seven initially.

Gencheff asked about the age range of the students; Krzewina responded that students would be eligible through the program only through senior year of high school.

Gencheff added that that she was looking forward to this program coming to the area.

Sloan asked about funding for the program; Bertucci responded that funding was in place for the program, and that MARESA would keep the program going well into the future. He added that the program was a pilot program and that they would be seeking additional funds in the future.

Sloan asked if MARESA was renting or purchasing the building; Bertucci responded that MARESA was purchasing the building.

Milton asked if MARESA has fire marshal approval for the building; Bertucci responded they were working with fire officials to address any concerns, and that MARESA would also be working with County Building Codes for additional permits for interior construction.

Meister asked if there were possibilities of expansion on the site; Bertucci stated that they are looking to expand to 30 students, and that there was sufficient building space remaining if the program grew larger. Krzewina added that the desire was for the program to become a model program that could be placed in other locations throughout Michigan.

Soucy asked about kitchen facilities; Bertucci stated that the kitchen would be utilized primarily to receive food prepared in other school districts.

Rhein stated that as a resident of the area near the building he was in support of the project.

Commissioner Decision

Meister moved, Sloan seconded, that after Commissioner and staff review and analysis in consideration of Conditional Use application CU 24-01, and the understanding that the proposed use is compliant with all terms of Section 16.2 Conditional Use Permits, the Planning Commission approves Conditional Use Permit 24-01 as presented.

Vote: Ayes: 6 Nays: 0 Motion carried

Throenle asked Soucy if the Commissioners could continue with new business to finish up those items; Soucy agreed.

B. Election of Planning Commission Officers

Staff Introduction

Throenle stated that elections of Planning Commission officers were required each year and added that Mullen-Campbell requested to be considered for the Secretary position even though she was unable to attend the meeting due to illness.

Commissioner Discussion

Rhein moved, Sloan seconded, to elect Soucy as Chair.

Vote: Ayes: 6 Nays: 0 Motion carried

Rhein moved, Milton seconded, to elect Meister as Vice Chair.

Vote: Ayes: 6 Nays: 0 Motion carried

Meister moved, Rhein seconded, to elect Mullen-Campbell as Secretary.

Vote: Ayes: 6 Nays: 0 Motion carried

Gencheff moved, Meister seconded, to elect Sloan as Vice Secretary.

Vote: Ayes: 6 Nays: 0 Motion carried

C. Planning Commission Bylaws and Procedures Review

Staff Introduction

Throenle stated Planning Commission bylaws and procedures were presented each year to see if there were any changes required.

Commissioner Discussion

Gencheff asked if there were any revisions in the packet; Throenle stated there were none.

Soucy stated that the Pledge of Allegiance should be added to the bylaws. Throenle stated that it could be added as Article IV, Section 9, and that it would read "Chocolate Township Planning Commission meetings, after being called to order, will have the Pledge of Allegiance".

Milton asked if the Pledge would be done twice if there was a joint meeting. Sloan suggested that the language be modified to say "with the exception of a joint meeting."

Commissioner Decision

Rhein moved, Sloan seconded, to accept the Bylaws with the changes discussed.

Vote: Ayes: 6 Nays: 0 Motion carried

D. 2023 Planning Commission Annual Report

Staff Introduction

Throenle stated the *Michigan Planning Enabling Act* requires a report to be put together and presented to the Board every year. He added that the report in the packet showed Planning Commission activities, Planning Director activities, and the Planning Commission decisions for 2023.

Commissioner Decision

Rhein moved, Milton seconded, to forward the 2023 Planning Commission Annual Report as presented to the Township Board.

Vote: Ayes: 6 Nays: 0 Motion carried

E. Joint Meeting Discussion

Staff Introduction

Throenle asked the Commissioners to provide items that they would like to have discussed at the joint meeting with the Board.

Commissioner Discussion

Gencheff asked if accessory dwelling units and FlashVote utilization could be added.

Soucy asked to add housing as a discussion; Gencheff asked to add where that housing would occur.

Gencheff asked to add discussion regarding base zoning for State lands.

Gencheff asked about Township ordinances regarding solar and wind. Meister stated that it should be a discussion item; Rhein stated that it was a question at the Board level already.

Gencheff asked how the email address setup was going to receive the newsletter; Meister stated that was a staff issue to address and not for Board discussion.

Both Meister and Sloan stated that the Board should provide more direction on the use of FlashVote.

Commissioner Decision

Rhein moved, Meister seconded, to present the following discussion items to the Board for consideration at the joint meeting:

- 1) Accessory dwelling units guidance*
- 2) FlashVote utilization and steps to use it*
- 3) Housing in the Township, with consideration for variety, perspective, location, etc.*
- 4) Base zoning for State lands*
- 5) Discussion of zoning for wind and solar ordinances*

Vote: Ayes: 6 Nays: 0 Motion carried

VIII. Unfinished Business

A. Proposed Zoning Ordinance Amendments for the Agriculture / Forestry (AF) Zoning District (34-23-02)

Staff introduction

Throenle stated that the maps in the packet were updated as the Commissioners requested at the December meeting, and they were open for another review. He requested that the Commissioners look at the maps to determine if there were any additional changes.

Commissioner discussion

Commissioners discussed the similarity between the 1977 zoning map and the proposed zoning map. Sloan pointed out that the growth areas were very similar to the presented maps.

Gencheff asked about conforming properties and the connection to the Township master plan. She stated concerns that some of the parcels would be put in districts that they should not be in, especially if they are already conforming.

Rhein stated that property owners should be permitted to do what they want on their property, particularly if splits are considered in the future; Gencheff expressed her concern that three acre parcels were too small. Throenle stated that in order to divide, the parcels had to have access to the parcel, and that the parcels would have to meet the minimum frontage for the split; Rhein added that splits would be limited over a ten year period to six.

Commissioners discussed extensively parcels in different locations throughout the Township (Mangum Road and Kawbawgam, Maple Road, Green Garden and County Road BR, Fassbender Road, and West Branch Road) to determine if they should be either AG 2 or AG 3.

During the discussion, Throenle asked Gencheff what her primary concern was; Gencheff responded that it was open space and the loss of forestry with the new districts; Meister stated that the designation was primarily wording, and that forestry was not going away. Additional discussion was added regarding PUDs, subdivisions, site condominiums, roads, and uses to address Gencheff's concern about development on three acre parcels.

Throenle later added that the Planning Commission was making recommendations only, and that the Board would make the final decision regarding the map. He showed the map changes from the previous month to the current map.

To further address Gencheff's concerns, Throenle added later that prior to the final decision that there will be a public hearing and two readings at the Board level where additional public comment can be heard, and that the affected parcel owners would be receiving a notification regarding the upcoming public hearing.

Meister asked Jill Bradford, who was in attendance, if she had concerns about the changes. She expressed that she felt she would be losing rights on her property;

Meister explained that her agricultural changes would not go away. Throenle pulled up the latest proposed uses table; Bradford realized that she did not have the latest version of the document, which calmed her concerns.

Commissioner decision

Rhein moved, Sloan seconded, that the map be accepted with the change of the two parcels at the end of County Road BR from AG 2 to AG 3.

Vote: Ayes: 6 Nays: 0 Motion carried

Throenle asked the Commissioners to vote on the public hearing for the map. He asked Rhein to rescind the motion for public hearing in February and reschedule the public hearing to March 18.

Rhein moved, Meister seconded, to rescind the motion for a public hearing on February 12.

Vote: Ayes: 6 Nays: 0 Motion carried

Rhein moved, Sloan seconded, to have the public hearing on March 18 at the Planning Commission meeting.

Vote: Ayes: 6 Nays: 0 Motion carried

Throenle added that the public hearing will include both the language and the map.

IX. Public Comment

Richard Bohjanen, Township Supervisor

Requested that the Planning Commission annual report be included in the packet materials for the joint meeting on February 12.

X. Commissioner's Comments

Rhein

Stated that it was a great job working on the language and the maps, and expressed hope that the public will be receptive to the work completed.

Sloan

Seconded Rhein's comments.

Milton

"Happy New Year" to everyone.

Gencheff

Expressed her appreciation of Chocolay Township and that the Township is different than the City of Marquette.

Soucy

Expressed a thanks to staff for the annual report.

Meister

Expressed that he was happy to complete the agriculture work and is looking forward to discussing other items.

XI. Director's Report

Planning / Zoning Administrator Throenle

He stated that there would be two meetings on February 12; the joint meeting would be at 5:30 PM, and the regular meeting at 7:00 PM. He added that there will be a formal site plan review for Dollar General as the only item on the regular agenda.

He thanked the Commissioners for all their hard work and discussion on the agriculture topic.

XII. Informational Items and Correspondence

- A. Township Board Minutes – 12.11.23
- B. Township newsletter – December 2023
- C. City of Marquette Planning Commission minutes 11.14.23
- D. City of Marquette Planning Commission minutes 12.19.23

XIII. Adjournment

Rhein moved, Meister seconded, to adjourn the meeting.

Vote: Ayes: 6 Nays: 0 Motion carried

Soucy adjourned the meeting at 7:33 PM

Submitted by:

Planning Commission Secretary

Donna Mullen-Campbell

MARQUETTE COUNTY SOLID WASTE MANAGEMENT AUTHORITY

Board Meeting Minutes

Regular Meeting

December 20, 2033

DATE: Wednesday, December 20, 2023**PLACE:** Landfill Administration Complex
600 County Road NP
Marquette, MI 49855**MEMBERS PRESENT:** In Person: Randall Yelle, Glenn Adams, Carr Baldwin, Dave Campana, Dennis Honch, Amy Manning and Helen Amiri (Alternate Board Member)**MEMBERS ABSENT:** Joe Minelli (excused)**EX OFFICIO:** Mike Stannard**OTHERS:** In Person: William T. Nordeen, Attorney; Beth Bonanni, Recording Secretary; Amy Stakvel, MCSWMA; John Anderson, MCSWMA; Dan Vrieland, MCSWMA; Jim Belpedio, Champion Township; Judy White; Chocolay Township; Gary Wommer, Negaunee Township; Jason McCarthy, Roland Machinery; and Jo Foley, Michigan League of Women Voters. By Zoom: Lyn Durant, Marquette Township; Joe Minelli; Scott Cambensy, City of Marquette; Ryan Carrig, CUPPAD; and an unknown person.

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

Pledge of allegiance recited.

2. Approval of Agenda: D. Campana made a motion to approve the Agenda as presented. C. Baldwin supported. Motion passed unanimously.
3. Public Comment: None.
4. Approval of Minutes
 - a. 10/18/23 – Regular Meeting
 - b. 11/7/23 – Special Meeting

- c. 11/29/23 – Work Session
- d. 12/11/23 – Work Session
- e. 12/15/23 – Work Session

D. Honch made a motion to approve the 10/18/23 Regular Meeting Minutes, 11/7/23 Special Meeting Minutes and 11/29/23, 12/11/23 and 12/15/23 Work Session Meeting Minutes. A. Manning supported. Motion passed unanimously.

5. Consent Agenda

- a. Statistics –October & November 2023
- b. Accounts Payable
- c. Miller-Canfield

A. Manning requested 5c be pulled out of the Consent Agenda for discussion. D. Campana made a motion to approve the Consent Agenda 5a and, b and c being removed for discussion. G. Adams supported. Motion approved unanimously. A. Manning asked if the purpose was to get the bonds restructured for the project debt. B. Nordeen and R. Yelle said yes. B. Nordeen explained the type of bond recommended by Miller Canfield, the process, and how it affects the constituent municipalities. D. Campana asked why all of MCSWMA's debt is being consolidated. B. Nordeen said that he understands from the attorneys at Miller-Canfield that the Treasury requires all debt to be consolidated when obtaining contract bonds to pay for a project. D. Campana made a motion to approve the Restructuring Contract in 5c. C. Baldwin supported. Motion approved unanimously.

6. Business

- a. Banking – A. Manning made a motion to approve the banking. D. Honch supported. Motion approved unanimously.
- b. Financials – A. Manning made a motion to approve the Financials. C. Baldwin supported motion. Motion approved unanimously.
- c. Recycling Financials – A. Manning made a motion to approve the Recycling Financials. D. Honch supported. Motion approved unanimously. D. Campana asked why the font was so small and if the font could be made bigger for future packets. A. Manning noted that there has been a dramatic swing in recycling. D. Campana said MCSWMA should watch recyclable items that are not doing good. M. Stannard said fiber is up, but it is hard to judge where recyclables are at for the year.
- d. Reimbursements – D. Honch made a motion to approve reimbursements. C. Baldwin supported. Motion approved unanimously.
- e. Draft Letter of Intent NW Natural Renewables – R. Yelle indicated that NW Natural Renewables submitted a Letter of Intent to the Landfill. NW Natural Renewables (“NWNR”) would like to acquire exclusive rights to all of the Landfill gas from MCSWMA.

NWNR would design, build, and operate a landfill gas collection and control system on the Landfill property and NWNR would pay \$25,000.00 to MCSWMA. Discussion took place and it was decided the Board was not ready to vote on selling the Landfill gas to NWNR and chose to table this issue until the January meeting. G. Adams made a motion to table NWNR's Letter of Intent to design, build, and operate a landfill gas collection and control system on the Landfill property until the January meeting. C. Baldwin supported. Motion approved unanimously.

f. 972 Loader – M. Stannard presented a slideshow that showed the 972 loader being used at the Authority and an example of how the bucket of the loader was underperforming. M. Stannard said the age of the machine, hours on the engine and the many repairs made to the 972 loader all contributed to its underperformance. Quotes were obtained for new loaders from Case, Komatsu, Deere, and Cat. Dan Vrieland, MCSWMA's head mechanic provided his opinions on what loader the Authority should purchase for the Landfill. Mr. Vrieland recommended the Landfill purchase the Komatsu for its durability and also because Roland Machinery had a higher trade-in value (\$60,000.00) for the 972 Loader than what the other companies offered. The price for the Komatsu is \$533,087.00. The monthly payment on the loader will be \$8,947.00 and the purchase will be a lease to own. C. Baldwin made a motion to approve the purchase of the Komatsu loader to buy from Roland Machinery for \$503,500.00, which included the deduction of the trade-in cost (\$60,000.00) from the 972 loader. G. Adams supported. Motion approved unanimously.

g. Recycling Infrastructure Grant Agreement – D. Campana made a motion to approve the Recycling Infrastructure Grant Agreement with EGLE. A. Manning supported. Motion approved unanimously. R. Yelle said EGLE approved a Recycling Infrastructure Grant to MCSWMA in the amount of \$900,000.00 for expansion of the MRF.

h. Hiring of an Engineering Firm – M. Stannard said he received the budget estimate from WSP for the design and construction of the leachate treatment facility. WSP's estimate for engineering and management of the project is \$404,760.00. D. Campana made a motion to hire WSP for the design and construction of the WWTP at the Landfill. WSP's estimate was for an MBR/GAC system per MCSWMA's Request for Proposal. The estimate Tetra Tech submitted is for a Reverse Osmosis system and the cost for that system is \$997,400.00. M. Stannard said in his discussion with EGLE, he indicated that MCSWMA is considering changing the selected treatment to an RO system. Ms. Yu of EGLE responded by saying that based on the dates in the milestone schedule, it would be too late to change what was proposed in the project planning document to stay on a quarter 4 schedule in FY 2024. Based on EGLE's response, M. Stannard asked Tetra Tech to provide an estimate on the design and construction of an MBR/GAC system. Tetra Tech reevaluated its cost proposal and eliminated tasks specific to the RO design.

This reduced Tetra Tech's estimate to \$894,800.00 for engineering and management of the MBR/GAC system. M. Stannard said his recommendation, after talking to staff at the Landfill, would be to hire Tetra Tech and pursue the RO option for a long-term solution for treating leachate, PFAS, and all other analytes that affect the Landfill's ability to discharge. B. Nordeen stated to the Board the purpose of this meeting was to only select an engineering firm at this time and not select the technology that would be used in treating leachate and PFAS at the Authority. Discussions took place regarding the three different available treatment options. Lyn Durant commented that one of the employees at Marquette Township said the RO system is extremely cost-prohibitive energy-wise and is expensive to operate. H. Amiri indicated that based on what she knows of RO, she would be more inclined to go with the MBR/GAC system. A. Manning said she would like to see WSP provide an estimate for an RO system to compare with Tetra Tech's estimate. B. Nordeen commented that we do not know if EGLE will allow MCSWMA to switch systems due to the SRF Milestone Schedule and still obtain the same grants from EGLE, which was about 63% or \$4,435,908.00. B. Nordeen indicated MCSWMA risks losing the grant money or on the other hand could get more in a future year; things are very uncertain. C. Baldwin asked M. Stannard what his opinion on the two engineering companies was. M. Stannard indicated he has worked with both engineering firms and either one would be fine to do the project. C. Baldwin said he really liked Arie Kremen from Tetra Tech and thought he gave a really good presentation to the Board. C. Baldwin also commented that he gives a lot of weight to the staff recommendation. B. Nordeen again reiterated that the motion on the table was only to choose an engineering firm. The technology that will be utilized will be decided at the January meeting. A. Manning said she was not going to make the same mistake twice and was going to vote for WSP. R. Yelle conducted a roll call vote on the motion and D. Campana decided to change his vote to "no" on approving WSP's proposal. Discussion took place on whether the person who made a motion could change their vote or if the motion maker's vote would then count as a "yes" vote. G. Wommer said he always heard that if you made a motion, you could not change it and so it would be counted as a "yes." B. Nordeen indicated he did not have his Robert Rules of Order Book and would try to find the answer on his phone. B. Nordeen's said the answer provided that a person who made the motion can change their mind and vote against the motion. Based on this answer, R. Yelle requested a roll call vote be taken on the motion to approve hiring engineering firm WSP that was on the table: D. Campana, "no," G. Adams, "no," C. Baldwin, "no," A. Manning, "yes," D. Honch, "no," H. Amiri, "yes," and R. Yelle, "yes." Motion failed 4-3. C. Baldwin made a motion to approve the hiring of Tetra Tech for the design and construction of the WWTP. G. Adams supported. Roll call conducted: D. Campana, "yes," G. Adams, "yes," C. Baldwin, "yes", A. Manning, "no", D. Honch, "yes," H. Amiri, "no", and R. Yelle "no." Motion passed 4-3.

7. Reports

a. Director Report – M. Stannard reported that no grievances to date have been filed. There was only one recordable injury in the MRF. An employee strained their back on the MRF floor but is now back to work.

The Administrative Consent Order is still pending.

Tetra Tech's leachate pilot study MCSWMA could have piggybacked on is on hold for now.

Liner extensions were done to Cells 1 and 2a. The project was completed in mid-September.

b. Attorney Report – B. Nordeen handed out a written attorney report to the Board Members. B. Nordeen reported that the tasks he completed in the past month were finalizing the new Director's contract; prepared an explanation to the Board regarding the difference between Revenue Bonds and Contract Bonds; reviewed the WI DNR correspondence concerning glass to the Landfill's MRF and discussed with R. Yelle; prepared Easement for snowmobile trail to go through the Landfill's corner of the vacant parcel; met and conferred with bond attorneys Miller-Canfield several times to discuss the Restructuring Contract for bond with Sands Township and Marquette City (as signatories) as well as made several changes to the Restructuring Contract; prepared response to annual Audit review, etc. B. Nordeen indicated he had only 3 unfinished tasks left for the Landfill, which included revising the contracts for non-represented employees; work with R. Yelle and Cliffs on easement for Authority and follow-up on cost of parcel adjacent to Landfill owned by O'Dovero.

c. Subcommittee Reports – None.

8. Public Comment: None.

9. Trustee Comments: None.

10. Adjournment: R. Yelle adjourned the meeting at 5:45 p.m.

Randall L. Yelle, Chairperson

Dennis Honch, Secretary

MARQUETTE COUNTY SOLID WASTE MANAGEMENT AUTHORITY

Board Meeting Minutes

Regular Meeting

January 17, 2024

DATE: Wednesday, January 17, 2024**PLACE:** Landfill Administration Complex
600 County Road NP
Marquette, MI 49855**MEMBERS PRESENT:** In Person: Randall Yelle, Glenn Adams, Carr Baldwin, Dave Campana, Dennis Honch, Amy Manning and Helen Amiri (Alternate Board Member)**MEMBERS ABSENT:** Joe Minelli (excused)**EX OFFICIO:** Mike Stannard**OTHERS:** In Person: William T. Nordeen, Attorney; Beth Bonanni, Recording Secretary; Chris Magnuson, MCSWMA; John Anderson, MCSWMA; Jim Belpedio, Champion Township; Gary Wommer, Negaunee Township; and Jo Foley, Michigan League of Women Voters. By Zoom: Lyn Durant, Marquette Township; Judy White, Chocolay Township; and an unknown person.

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

Pledge of allegiance recited.

2. Approval of Agenda: D. Campana made a motion to approve the Agenda as presented. G. Adams supported. Motion passed unanimously.
3. Public Comment: Gary Wommer (Negaunee Township Supervisor) spoke about the email he received today from MCSWMA indicating the charge to dispose of mattresses will now cost \$20.00/per mattress effective February 1st. Mr. Wommer said Negaunee Township has a debris day once a month held on the 3rd Wednesdays of the month where residents can dispose of items like mattresses. Negaunee Township drops roll-

offs to MCSWMA, which sometimes consists of 12 roll-offs. This only gives Negaunee Township about 2 weeks to let their residents know about the change in price for disposal of the mattresses. Mr. Wommer said Negaunee Township has a \$5.00 permit fee and residents can drop their mattresses off at Negaunee Township. If MCSWMA charges Negaunee Township \$20.00, and then Negaunee Township charges the resident \$20.00 for disposal, it is a lot of bookwork to get rid of mattresses. Mr. Wommer said he is concerned because Negaunee Township has been trying to keep mattresses and box springs out of the woods, and to date has been very successful, but believes if the residents have to haul their mattresses to MCSWMA and pay \$20.00 for disposal, the mattresses will end up back in the woods. Mr. Wommer felt he was caught crosswise with this change because he did not hear any talk about it previously from MCSWMA and all of a sudden he received an email about the changes, which only gives him 2 weeks to change their whole system. R. Yelle said normally he does not respond to public comments, but he will speak with staff tomorrow and send out more information to the constituents about the change, and maybe give the municipalities 2 more weeks to implement. R. Yelle said the Landfill is having problems with mattresses, but he would get back to Mr. Wommer by the end of the week.

4. Approval of Minutes

a. 12/20/23 – Regular Meeting

C. Balwin made a motion to approve the 12/20/23 Regular Meeting Minutes. D. Campana supported. Motion passed unanimously. C. Baldwin asked why in the Minutes under Members Absent it says Joe Minelli and then below that, under Others, it says Joe Minelli by Zoom. C. Baldwin asked if Joe Minelli appearing by Zoom counts him as being a member present or not. B. Nordeen said no. There was an exception during COVID where board members were allowed to appear by Zoom but that has since ended. Municipalities are not allowed to have board members appear by Zoom. Mr. Nordeen said the Minutes are correct as written.

A. Manning asked if an announcement could be made on who is attending by Zoom before the meetings are started. C. Magnuson said yes.

5. Consent Agenda

- a. Statistics –December 2023
- b. Accounts Payable
- c. MRC Agreement
- d. Miller/Canfield

A. Manning requested 5a be pulled out of the Consent Agenda for discussion. C. Baldwin made a motion to approve the Consent Agenda item numbers 5b, c, and d with 5a being removed for discussion. G. Adams supported. Motion approved unanimously. A. Manning noticed leachate numbers were substantially up for 2023 and asked if there was a particular reason for it or if it was due to weather-related issues. M. Stannard said it was because there was an extensive area where the Landfill was exposed. Toward the end of the year, the Landfill put down an interim cover and then had a company put down 3 ½ acres of cover. The leachate numbers will come way down even after the Spring thaw. A. Manning made a motion to approve 5a,. C. Baldwin supported. Motion approved unanimously.

6. Business

- a. Banking – A. Manning made a motion to approve the banking. D. Honch supported. Motion approved unanimously.
- b. Financials – A. Manning made a motion to approve the Financials. C. Baldwin supported motion. Motion approved unanimously.
- c. Recycling Financials – A. Manning made a motion to approve the Recycling Financials. G. Adams supported. Motion approved unanimously. A. Manning said she noted at the last meeting that the Landfill financials go by fiscal year and the recycling financials are by calendar year and asked if there was any particular reason the two are done differently? C. Magnuson said it is because the recycling facility's first operational month was in January, 2021 and it was decided to start tracking the recycling financials on a calendar basis. A. Manning asked if it would be easier if the recycling financials were switched to the fiscal year. C. Magnuson said he thinks having the recycling financials listed by the calendar year is better because it shows the peaks and values of the processes and markets.
- d. Reimbursements – D. Campana made a motion to approve reimbursements. A. Manning supported. Motion was approved unanimously.
- e. Appointment of Authority Negotiating Team – R. Yelle said he would like to put together a negotiating team for the Authority. A. Manning and D. Campana indicated they were willing to serve on the subcommittee. Joe Minelli also said he would be interested as well. R. Yelle indicated the only issue is J. Minelli would not be around during the period of time needed. R. Yelle asked for a motion to be made to nominate A. Manning, D. Campana and himself to negotiate with the Union on behalf of the Authority. G. Adams made a motion to appoint A. Manning, D. Campana and R. Yelle as the subcommittee's negotiating team. C. Baldwin supported. Motion approved unanimously.

7. Reports

a. Director Report – M. Stannard reported there have been no grievances filed and no recordable injuries since the last board meeting.

MCSWMA signed the \$900,000 grant they received from EGLE for the tipping floor expansion at the recycling facility. Initial estimates indicate that the Landfill can expand up to 4,000 sq. feet and add a trommel. The expansion is due to the Part 115 rule changes and recycling coming from other counties. A. Manning asked what a trommel was. M. Stannard said it is a large conveyor that rotates, drops out the small pieces of unwanted contamination and then moves the larger pieces forward on a belt through the recycling facility.

MCSWMA is also applying for a \$225,000 grant match from The Recycling Partnership and is in the process of providing information to them.

The EGLE 1st Quarter Inspection was completed and everything went satisfactorily. EGLE issued a compliance letter to MCSWMA on the inspection.

The contract was signed with Tetra Tech for the Leachate Management/New Wastewater Treatment Plant Construction. A meeting was held with Tetra Tech and they are looking into what information is needed from the Landfill so that they can start the plant design.

Leachate has come down the last month because of the mild Winter.

Preliminary discussions were held with Semco, NW Natural Renewables, and North American Power Systems on a gas recovery project. NW Natural Renewables already provided a proposal and M. Stannard indicated he is waiting to hear back from North American Power Systems. Semco is very interested in this project so this is very encouraging.

The Landfill is receiving quite a bit of construction debris from the Marquette General Hospital demolition and KI Sawyer demolition projects. Tonnage has gone up quite a bit.

There has been an uptick in price on OCC's and plastics are stable with no change.

MCSWMA has hired two new employees for the recycling facility. One employee has started already and the other new hire starts next week.

A bid was put in at Marquette Township for a used vehicle for use onsite and the Authority is waiting to hear back. The City of Ishpeming was going to put in their Meeting Agenda that the Landfill was interested in purchasing two vehicles.

G. Adams made a motion to approve the Director's Report. C. Baldwin supported. Motion approved unanimously.

A. Manning asked M. Stannard to provide some information on the back story about the mattresses. M. Stannard said the charges went up on disposal of the mattresses because they are such a nuisance to deal with. Staff has to spend time taking coils out of the machinery and it is time-consuming. There were discussions internally with B. Austin before about the situation with the mattresses but nothing came to fruition. Delta County charges a \$20.00 disposal fee for mattresses so it is not unprecedented. M. Stannard knows there is an issue about mattresses being placed in the woods but the Landfill had to do something because it takes up a lot of the Landfill's staffs time.

C. Baldwin asked if there is any uniformity in the way the three companies are proposing to utilize gas recovery from the Authority. M. Stannard said Semco is not going to give MCSWMA a proposal to capture the gas, they are just going to be the receivers of it. The Authority wanted to see if Semco was interested in receiving the gas. North American Power Systems has not responded yet. D. Honch asked how much gas is produced at the Landfill. M. Stannard said the initial tests indicate the Landfill generates approximately 500 cubic feet per minute, and this number is around the lower end. D. Campana asked if the gas recovery is something the Landfill could handle or would it have to be farmed out. M. Stannard said it has been discussed. Gas recovery will be concurrent with partial closure so the gas system will be part of the design. In the long run, it is something the Landfill could run when the system is up and running..

b. Attorney Report – B. Nordeen provided an oral report and indicated there is no litigation involving the Authority at this time. Mr. Nordeen has been working on the financing for the front-end loader and said there is more scrutiny right now because of the bonding for the PFAS processor so the Treasury will be looking into the Landfill's finances. Miller-Canfield (bond attorneys) are being very conservative on how the financing is being done with the front-end loader so it is causing a delay in the Landfill getting the front-end loader. Work continues to be done on the bonding process and Mr. Nordeen is hopeful to get the necessary signatures on the contract bond from the

City of Marquette and Sands Township shortly.

The engineering contract for the design of the Wastewater Treatment Plant has been completed and is in place with Tetra Tech.

c. Subcommittee Reports – None.

8. Public Comment: Gary Wommer said in regards to gas recovery, you would have to be living on the moon if you don't know about Michigan's policy on clean and renewable energy. Mr. Wommer said he would advise MCSWMA not to make their decision too quickly because clean energy will be coming off the gas and everyone is going to be wanting it. All the big players, such as Wisconsin Electric and North State Powers will be looking at getting every megawatt of clean energy they can get. The Landfill has something that is worth something and should get whatever they can out of it.

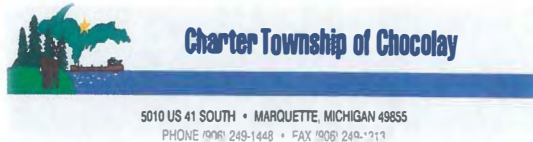
Lyn Durant (Marquette Township) said she thought in the EGLE agreement for the tipping floor expansion it said MCSWMA could not have any other funding and M. Stannard said The Recycling Partnership was going to provide MCSWMA with a \$225,000.00 match. Mr. Durant asked if someone could let her know tomorrow if she is interpreting the Eagle Agreement wrong.

9. Trustee Comments: None.

10. Adjournment: R. Yelle adjourned the meeting at 4:25 p.m.

Randall L. Yelle, Chairperson

Dennis Honch, Secretary



**MARQUETTE AREA WASTEWATER TREATMENT FACILITY
ADVISORY BOARD MEETING MINUTES
December 14, 2023**

A regular meeting of the Marquette Area Wastewater Treatment Facility Advisory Board was held at 10:00 a.m., December 14, 2023, at the Wastewater Treatment Plant.

ROLL CALL

PRESENT Leonard Bodenus, Marquette Township (Acting Chair)
George Patrick, City of Maquette
Sean Hobbins, City of Marquette
Mary Schlicht, City of Marquette

ABSENT Brad Johnson, Chocolay Township (Chair)
Jim Compton, City of Marquette

OTHERS Mark O'Neill, City of Marquette
Melissa Erkkila, City of Marquette (via phone)

AGENDA It was moved by S. Hobbins, supported by G. Patrick to approve the agenda. Approved 4-0.

MINUTES It was moved by G. Patrick, supported by S. Hobbins to approve the November 9, 2023, meeting minutes as written. Approved 4-0.

FINANCIAL REPORT

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

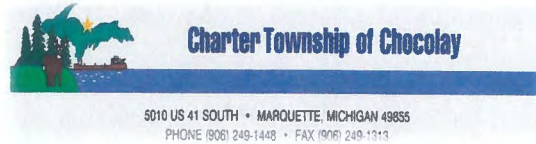
- **Financial Report:** M. Schlicht stated the financial report is in the early stages. Wages and fringe numbers are skewed due to the contribution timing.

PERMIT COMPLIANCE FOR THE MONTH(S):

- **PERMIT COMPLIANCE:** There were no permit violations for the month of November.

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.
- Our bulk sodium hypochlorite storage tank developed a leak from its overflow flange right after it had been filled. Staff transferred hypo to our two temporary day tanks (about 400



gallons) to help bring the level down and reduce product waste. All lost product was safely contained within the tank's containment area. Replacement parts are on order.

- I replaced the E777 overload unit for the exhaust fan in our Chemical Room. I also ordered a couple more of these units because the original units have been failing at the rate of up to 4 per year.
- VanDamme completed haulout of the liquid biosolids from our #2 Storage Tank. A total of 256,852 gallons were hauled to the tailings basins at the Cliff mines. The low level in the tank has allowed the contractors to core a hole in the side of the tank for installation of the newly relocated feed piping.
- Staff installed a new oil circulation pump in the #1 CoGen unit.
- Prime Contracting took measurements of the piping and valves that serve the supernatant selector for our #3 Digester. The existing valves have become difficult to impossible to move and need to be replaced.
- Diagnosed and replaced a \$12 relay that was preventing the Gravity Belt Thickener drive from starting.
- Working with our IT Department to get some mounts for the new SCADA Network fiber switches that will be installed here at the plant.
- Staff finished rebuilding the gas skid compressor that had failed. This provides us with a healthy spare in the event of another failure.
- Staff replaced the faulty telescoping valve in the #2 Storage Tank.

INDUSTRIAL WASTEWATER ACCEPTANCE ACTIVITY FOR NOVEMBER 2023

Source	Volume (gallons)	Total
Fabick/CAT	1,800	\$252.00
UPS	4,000	\$560.00
LS&I	9,700	\$1,358.00
Wisconsin Electric	44,500	\$1,780.00
Grand Totals	60,000	\$3,950.00

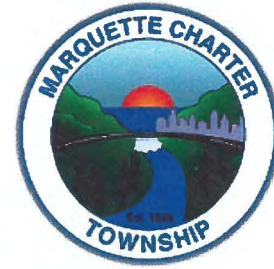
MAINTENANCE MANAGEMENT

- 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

- **2024 Meeting Dates:** M. O'Neill introduced the 2024 Meeting Dates as the standard third Thursday of each month. It was moved by S. Hobbins, supported by G. Patrick to approve the 2024 MAWTAB Meeting Dates. Approved 4-0.

OLD BUSINESS



- **Solids Handling:** M. O'Neill stated the outdoor work is continuing with the warm weather. All three buildings are up and weathered in. They continue to work on the insulation and block. The fire hydrant was installed yesterday and expected to go live next week. The belt press is expected to arrive in June, but the MCC panels have been pushed back to October 2024. This will delay the communications part of the project.
- **Fire Alarm Project:** M. O'Neill stated S&T has been here almost every day. The conduit is almost completed. Wiring and component installation will most likely wait until the fire alarm panel arrives. An inquiry has been issued regarding the status of the fire alarm panel with no answers yet. Unfortunately, this is the same company supplying the MCC panels.

PUBLIC COMMENT

- None

BOARD COMMENT

- None

ADJOURNMENT

The meeting was adjourned at 10:07 a.m.



Reviewed by:
Mark O'Neill
Director of Municipal Utilities

Prepared by:
Melissa Erkkila

US-41 Corridor Advisory Group

100 South Westwood Drive, Ishpeming, MI 49849

Phone (906) 485-4270 Fax (906) 485-4878

**Meeting Minutes
December 12, 2023**

Ben Carrigan – MDOT

Dennis Collins – MDOT

James Finkbeiner – City of Marquette Police

Dotty LaJoye- Marquette County

Chad Larsen - MSP

Nick Leach- Negaunee Township

Betsy Neznanski – MDOT

Tom Nolan- MSP

Dave Stensaas- City of Marquette

Rob Tervo – MDOT

Dale Throenle- Chocolay Township

1. Safety Moment – Be Prepared for Winter Driving

- [Winter Driving \(michigan.gov\)](https://www.michigan.gov/winter-driving)

2. Minutes Review & Action Item Update**3. Agency Updates**

- **City of Marquette Police**- Morgan Creek area signs and cones have been cleared for the season, only the delineators remain at this site for the winter.
- **Negaunee Township** – Meeting scheduled with the road commission this week to discuss traffic flow changes for Pond Road and Midway Drive. Requested the road commission put out traffic counters. Traffic counters indicated that motorists are using Pond Road to access Midway Drive. Discussions with the road commission will address improvements to Pond Road and a proposed cul-de-sac placement on the end of Midway Drive.
- **Marquette Township** - work has started on the TruNorth Credit Union site at the old Carpet One site.

4. Site Plan review

- **Dollar General – Chocolay Township**

MDOT requested the driveway be relocated to provide safer access due to the proximity to the Silver Creek Road intersection.

Chocolay Township has concerns with the bike path section being below grade. The trail will have some modifications made to the trail to accommodate ADA requirements. No traffic impact study will be required for the MDOT permit.

5. Construction Update

- 2023/24 US-41 Lakeshore boulevard roundabout. Construction is complete for the season; work will resume in the Spring.
- 2023/24 M35 in Gwinn – two blocks of construction remain to be completed next year; work will happen under a temporary signal.

Michigan Department of Transportation (MDOT) • Michigan State Police • Marquette County Road Commission
 • Marquette County Planning Commission • Ely Township • Ishpeming Township • City of Ishpeming • City of
 Negaunee • Negaunee Township • Marquette Township • City of Marquette • Chocolay Township • Lake Superior
 Community Partnership • Central Upper Peninsula Planning and Development (CUPPAD)

US-41 Corridor Advisory Group

100 South Westwood Drive, Ishpeming, MI 49849

Phone (906) 485-4270 Fax (906) 485-4878

- 2024 M553 Paving from Division Street to US41 and M35 Between Escanaba River middle and east branches.
- 2024 M553 Scrub seal from M-35 to CR480

Next Meeting – January 9, 2024 – Microsoft Teams

Submitted by,
Betsy Neznanski
MDOT- Ishpeming TSC

Michigan Department of Transportation (MDOT) • Michigan State Police • Marquette County Road Commission
• Marquette County Planning Commission • Ely Township • Ishpeming Township • City of Ishpeming • City of
Negaunee • Negaunee Township • Marquette Township • City of Marquette • Chocolay Township • Lake Superior
Community Partnership • Central Upper Peninsula Planning and Development (CUPPAD)

CHOCOLAY TOWNSHIP NEWSLETTER

January 2024

DEPARTMENT REPORTS

Assessing

By John Gehres

The numbers are being finalized for the 2024 database. The change notices will go out this month reflecting the assessed and taxable value increases over last year. It's anticipated that Chocolay will have a higher turnout at the annual March Board of Review because of the significant changes.

Clerk

By Lisa Perry

The 2024 Election(s) have begun! There will be three elections this year with the possibility of a fourth. The dates are as follows:

February 27, 2024 - Presidential Primary

Early Voting for Presidential Primary election will be Saturday, February 17 through Sunday, February 25 from 10 AM to 6 PM at the Chocolay Township meeting room.

May 7, 2024 - Special Election (Nothing scheduled at this time)

There will be no early voting for a Special Election

August 6, 2024 - Primary Election

Early Voting for the Primary election will be Saturday, July 27 through Sunday, August 4 from 10 AM to 6 PM at the Chocolay Township meeting room.

November 5, 2024 - General Election

Early Voting for the General election will be Saturday, October 26 through Sunday, November 3 from 10 AM to 6 PM at the Chocolay Township meeting room.

January 8, 2024, we sent out 2194 Absentee Applications and by January 27, 1014 were returned. We mailed out 1014 Absentee Ballots on 1/27 and received 12 by the end of the month.

To check the status of your application/ballot please go to <https://mVIC.sos.state.mi.us/>

This will be a very busy election season, please make sure you are registered to vote in your jurisdiction. If you move, please change your address on your driver's license to reflect the move, this is the best way to keep your registration current.

Fire Department

By Lee Gould

The Fire Department continues to work on our Wildland/Rescue truck replacement. In the fall of 2022, our former Wildland truck was taken out of service due to major mechanical repair. The truck was formerly a Department of Public Works truck that we got when our Public Works upgraded their truck. After extensive research, the fire department recommended a new Wildland/Rescue truck for replacement that would meet the needs of the department and last for 20 plus years. This truck would serve as not only our Wildland Fire truck, it would also assist on structure fires or structure fire protection in remote areas, rescue calls and any other call when needed. This truck would be used more than our previous wildland truck due to improved storage capabilities and the ability to carry more equipment. This can also allow the department to use this truck on calls where larger fire apparatus



is not needed, thus saving wear and tear on the larger apparatus and adding longevity to them.

Our call volume has been steady since the start of January. 2023 saw our call volume dip slightly due to the lack of weather-related calls. With this warm and unpredictable weather for the start of 2024, weather related calls are more likely if this continues.

Public Works

By Brad Johnson

I have been working on RFP's for contracted work that needs to be done for this year. The first RFP is let and is due on February 1 at 1:00. This one is for work on sewer mains and laterals. The second one is in four phases that will all be completed this year. This first and second part can happen simultaneously with the installation of a new vault toilet at Beaver grove and the removal of the existing vault toilet. The next phase will be to pour a concrete slab in front of the vault toilets. The last phase will be to relocate the underground power and hook the water shed back up to power.

The ice rink was open for about 2 weeks before we lost it again. This is the second year in a row for very poor weather for the rink. Watching the long-term forecast, odds are not in our favor that we will be trying to get it back.

Planning / Zoning

By Dale Throenle

Planning Commission

The Planning Commissioners participated in a regular meeting on January 22 in the Township Fire Hall.

There was one unfinished business item and five new business items on the agenda; the Commissioners decided to do new business prior to unfinished business:

New Business

1) Conditional Use Permit CU 24-01 - Proposed School 1510 M-28 East

Commissioners discussed and approved a conditional use permit for a change of use from a church to a school at 1510 M-28 East. The new school will be operated by the Marquette-Alger Regional Educational Service Agency (MARESA) students that need additional assistance to complete their instruction at their local school.

2) Election of Planning Commission Officers
Commissioners elected the officers for the 2024 calendar year. Elected officers are:

Ryan Soucy - Chair

George Meister - Vice Chair

Donna Mullen-Campbell - Secretary

Rebecca Sloan - Vice Secretary

3) Planning Commission Bylaws and Procedures Review

Commissioners reviewed the bylaws and procedures that the Commissioners use for Planning Commission responsibilities. They added the Pledge of Allegiance to the document; the Pledge of Allegiance will now be part of the agenda at each Planning Commission meeting.

4) 2023 Planning Commission Annual Report
The Commissioners reviewed the annual report that outlined Planning Commission accomplishments during 2023. The Commissioners approved the report and forwarded it to the Board for consideration.

5) Joint Meeting Discussion

The Commissioners proposed items that they would like to discuss with the Township Board at the joint meeting with the Board in February.

Unfinished Business

1) Proposed Zoning Ordinance Map for the Agriculture / Forestry (AF) Zoning District (34-23-02)

Commissioners discussed the proposed zoning ordinance map for the proposed AG 1, AG 2, and AG 3 zoning districts. Commissioners made minor changes to the map and recommended the language and the map be put forward into a public hearing at the March meeting.

The Planning Commission will participate in two meetings on February 12 in the Township Fire Hall. The first one, starting at 5:30 PM, will be a joint meeting with the Township Board. The second one, starting at 7 PM, will be the regular monthly meeting.

Zoning Board of Appeals

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

Police

By Liz Norris-Harr

Happy New Year! While we are enjoying the mild weather it has put a damper on the snowmobile training for Officers Harvala and Mitchell. It was cancelled this month and rescheduled for February. We have only been able to do snowmobile patrol once for the season.

The Police and Fire Ball was this month. It was a beautiful set up and very successful.

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	19											
Pounds Year To-Date	19											

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	First Name	Last Name
24-01	1/5/2024	1/11/2024					1/8/2024	24-01 Carlson 01.05.24	Police Reports	Britta	Carlson
24-02	1/8/2024	1/12/2024			1/9/2024	01/26/2024	1/24/2024	24-02 Mulcahey 01.08.24	Employee Information Salaries/Benefits	Deborah	Mulcahey
24-03	1/5/2024	1/11/2024			1/9/2024	1/26/2024	Cancelled	24-03 Gencheff 01.05.24	Voting Information	Stephanie	Gencheff
24-04	1/8/2024	1/12/2024			01/09/2024	1/26/2024	1/24/2024	24-04 Mulcahey 01.08.24	Employee Information email address	Deborah	Mulcahey
24-05	1/11/2024	1/17/2024					1/15/2024	24-05 Heistman 01.11.24	Police Reports	Travis	Heistman
24-06	1/26/2024	2/1/2024					1/30/2024	24-06 Hughes 01.26.24	Police Reports	Brittany	Hughes
24-07	1/30/2024	2/5/2024			01/30/2024	2/19/2024		24-07 Kanteva 01.30.24	Police Reports	John	Kanteva



Web Page Statistics

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

Month	Sessions	Page Views
January	1,889	6,150
Totals	1,889	6,150
Averages	1,889	6,150

Zoning Permit Counts

Zoning permit counts through January, 2024:

2024 Reviewed Permits by Month		2024 Reviewed Permits by Type		
Month	Number of Permits		Approved	Denied
		Permit Type	Number	Number
January	3	Addition	0	0
		Alteration	0	0
		Commercial Outbuilding	0	0
		Conditional Use	1	0
		Deck	0	0
		Fence	0	0
		Garage	0	0
		Grading	0	0
		Home	0	0
		Home / Garage	1	0
		Home Occupation	0	0
		New Commercial	0	0
		Outbuilding	0	0
		Pole Building	0	0
		Rezoning Application	0	0
		Sign	0	0
		Site Plan Review	1	0
		Zoning Variance Request	0	0
Total	3	Total	3	0



109TH DISTRICT
STATE CAPITOL
P.O. BOX 30014
LANSING, MI 48909-7514

MICHIGAN HOUSE OF REPRESENTATIVES

PHONE: (517) 373-0498
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JennHill@house.mi.gov

JENN HILL
STATE REPRESENTATIVE

January 25, 2024

Mr. Bill Degroot
5010 US 41 S.
Marquette, MI, 49855

Dear Mr. Degroot,

I am writing to share some information on a package of bills related to renewable energy projects that was recently signed into law. This was a complex package developed by the Michigan Legislature over the course of several months. Many substantive changes and revisions were implemented throughout the process, meaning that several different versions of the bills were discussed before the final package was voted on. As a result of this long and arduous process, misinterpretations and misunderstandings of the new laws have been common. My intention is to clarify the details of the new laws and ensure that your local body of government is operating with an accurate understanding of what was enacted and how it will impact zoning in your community.

First and foremost, I want to emphasize that the new laws apply only to the largest projects. These include solar projects that will generate 50 megawatts of power or more and wind projects that will generate 100 megawatts of power or more. Because of the limited scope of the legislation, few if any of the local governments in the Central Upper Peninsula are likely to be impacted.

It is important to recognize that these new laws are a vital component of Michigan's strategy to achieve 100% clean energy generation by 2040. By utilizing innovative new technologies that reduce carbon emissions and improve the stability of our energy grid, we stand to gain billions of dollars in investment and many good-paying jobs. We cannot afford to pass up an opportunity like this. By failing to act, we would surrender our state's competitive advantages to other states that are already ahead of Michigan in the adoption of renewable energy infrastructure. The success of the U.P. is dependent on our state's ability to remain dynamic and industrious during this time of global transition.

As you may know, I served as a local government official prior to taking office as your state representative. I understand from experience that local governments have a pivotal role in representing the unique needs of their communities. I believe wholeheartedly in the importance of local control. It was with this conviction in mind that I worked diligently to represent the voices of local officials and amend the bills, ensuring that local governments would not be excluded from the renewable energy development siting process.

The new laws include several provisions to support local control, including the following requirements:

- The bills will not take effect until November of 2024, giving local governments time to craft and implement the compatible ordinances necessary to keep the entire application process at the local level.
- An energy developer that wishes to develop an applicable renewable energy project must hold a posted public meeting within the jurisdiction of each affected local unit of government prior to any development action being taken.
- If the affected local unit of government notifies the energy developer of its compatible ordinances within 30 days of the initial public meeting being held, the energy developer must file its application with the local unit of government.
- Energy developers must provide additional information related to their compliance with local ordinances at the request of an affected local unit of government.
- Following receipt of an application, affected local units will be allowed four months to deliberate toward approval or denial of said application. If the energy developer agrees to an extension beyond this initial four-month period, the local unit will have the option to extend the deliberation period up to an additional four months.
- Energy developers will have the option to file with the Michigan Public Service Commission (MPSC) only in cases where affected local units of government have failed to provide notification of their adopted compatible ordinances or if initial applications filed at the local level are denied.
- If the process is started at the MPSC, the developer will be required to pay the costs of local government participation in the process (also known as “intervenor costs”), up to a maximum of \$75,000 per participating local unit of government.
- The MPSC is legally required to factor local government and community input into its decision process; the commission is not permitted to approve development applications indiscriminately.
- Project construction under an approved application must start within five years, and extensions of this deadline can be granted only at the discretion of the affected local unit of government.

I appreciate that so many of the local officials in my House district have taken the time to connect with my office and express their concerns regarding these new laws. It was thanks to your input that I was able to improve these bills by implementing several of the provisions outlined above. I was also glad I could ensure that eminent domain processes—such as those used for the development of certain fossil fuel infrastructure in Michigan—were left off the table for renewable energy.

I will be working to defend the interests of our communities as we continue planning for changes to the state’s energy landscape. As new bills come to the House floor, I look forward to an ongoing dialogue with you regarding the needs of local governments in the U.P. Please be assured that I will always be glad to hear from you.

Best regards,



Rep. Jenn Hill



December 31st, 2023

Dear Generous Supporter:

On behalf of the Marine Corps League Lake Superior Detachment 764, we thank you for supporting the TOYS FOR TOTS CAMPAIGN in 2023. With your benevolent giving and assistance with our toy campaign, we collected over 4156 toys, 1625 stocking stuffers, 453 books and monetary donations over \$7,893.00 (used to purchase toys) that were distributed to local families in need in Marquette County. These donations helped over 1,300 children in the area have a Merrier Christmas.

All toys and monetary donations collected in our area stay in Marquette County to help those less fortunate at Christmas time. The essentials continue to grow each and every year. With your support we were able to meet the community's needs.

Toys For Tots could not do what we are able to do without your generous backing of our program. Our goal is always—Toys, Kids and Christmas. Thank you again for supporting our toy campaign.

Most Sincerely,

Tracey A. Tippett
Toys For Tots Coordinator Marquette County
Marine Corps League
Lake Superior Detachment 764



Certificate of Appreciation

Presented in gratitude to

CHOCOLAY TOWNSHIP HALL

For Outstanding Support of the
United States Marine Corps Reserve
Toys for Tots Program



December 31, 2023

Date

Tracey A Tippett

Coordinator – US Marine Corps Reserve Toys for Tots Program