

Burt Township Planning Commission
January 19, 2015

The Regular meeting of the Burt Township Planning Commission was called to order by Chair Chris Kindsvatter on January 19, 2015, at 7:50 pm at the Burt Township Hall, 7029 Birchwood Road, Cheboygan, Michigan.

Members present: Chris Kindsvatter (Chair), Bob Babcock, Gene Hodulik, David Hutto, Matt Landon.

Members absent: None

Also attending: Katie Parker-Ebbers, Mary Campbell, Harold Koviak, Jim Larson, Donna McDougall (Recording Secretary).

MOTION: Moved by Landon, supported by Hutto to accept the draft Agenda as presented.

MOTION APPROVED

Planning Commission Minutes – November 17, 2014

MOTION: Moved by Babcock, supported by Landon to approve the Planning Commission minutes of November 17, 2014 as presented.

MOTION APPROVED

Election of Officers - Kindsvatter

MOTION: Moved by Hodulik, supported by Landon to nominate Chris Kindsvatter as Chair and David Hutto as Vice Chair/Secretary for 2015.

MOTION APPROVED

Public Comment – None

Old Business

Section 6.13 – Fences, Walls and Hedges

Mary Campbell prepared possible language to address snow fencing and deer fencing. It was agreed to include the following new language in a proposed amendment:

Item 8 – Snow fencing and deer fencing, up to eight feet in height, shall be allowed between November 1 and May 1 without a zoning permit in any zoning district, including within the waterfront setback.

Section 6.04 – Accessory Buildings and Structures

Consensus to add [to the proposed amendment] the following regarding using an accessory building as a dwelling:

An accessory building may be used, in whole or in part, as a dwelling ONLY if the structure meets all applicable construction code requirements for a dwelling and proof of such is provided to the Zoning Administrator.

Larson said this will be difficult to enforce. The PC agreed to add a requirement of an occupancy permit from the County.

Section 6.24 – Building Separation

Proposal to add new section to General Provisions

A structure, whether principal or accessory, shall be located no closer than twenty (20) feet to any existing structure. No addition to a structure shall be permitted that would result in a reduction of building separation to less than twenty (20) feet.

This would apply whether the accessory building or primary building is built first.

These proposed amendment changes will be taken up with the tabled accessory buildings at the next meeting scheduled for March 16, 2015.

Accessory buildings Section 6.04 "all structures"

No one could remember source of question [referenced in November PC meeting minutes] –Kindsvatter will review notes and send to all involved.

Section 6.12 – Waterfront Setback

Following PC discussion of the Impervious surface definition, based on a resident's interest in using grass paving blocks in the waterfront setback, the following minor change was proposed:

3) The use of asphalt, concrete, stone, aggregate, pavement of any sort (including pervious/porous pavers), wood or other similar surfaces shall be limited to a single walkway no more than four feet in width or stairs necessary for water access.

It was recommended not changing definition but limiting pervious pavers (grass paving blocks) in the waterfront setback.

Mary Campbell will put all of these changes together for a future public hearing.

New Business

Shared Lake Accesses – Kindsvatter

Suggestions made regarding shared lakes accesses should include:

- 1) Define Grandfather and what it covers
- 2) Put enforcement in the Ordinance
- 3) Require adjoining property owners be informed of the proposed change just as construction and zoning building requests are handled.

Koviak said all access sites were grandfathered in in 2005 with what they had at that point in time. Consensus was to leave this section as written in the current Zoning Ordinance.

Public Comment – None

MOTION: Moved by Hodulik, supported by Hutto to adjourn.

MOTION APPROVED

Adjourned at 8:56 pm.

Next Planning Commission meeting: March 16, 2015, 7:00 pm

Respectfully submitted,

Donna McDougall
Recording Secretary