

**MINUTES OF  
BURT TOWNSHIP PLANNING COMMISSION  
JANUARY 16, 2012**

The regular meeting of the Burt Township Planning Commission was called to order by Chair, Gary Street, on January 16, 2012 at 7 p.m. at the Burt Township Hall, 7029 Birchwood Road, Cheboygan, Michigan.

Members Present: Gary Street (Chair), Ann Baughman (Vice Chair and Secretary), Gene Hodulik, Matt Landon and Bob Babcock.

Members Absent: None

Also attending: Mary Campbell, Tim MacArthur (Burt Township Attorney), Harold Koviak, Dennis Reimann, Keith Cheli, Christy Summers, Joel Gordon and Joyce Hutto-Nolan (Recording Secretary).

**Notice of Meeting**

Gary Street said that this meeting was advertised in the Straitsland Resorter and posted on the Burt Township web site.

**Minutes from December 12, 2011**

Moved by Ann Baughman and seconded by Bob Babcock to approve the Planning Commission Public Hearing and Regular Meeting minutes of December 12, 2011, as published.

**Motion unanimously approved.**

**Special Land Use Application from the State of Michigan: Request for Access Site Improvements at Maple Bay**

**Presentation for a Special Use Permit and Site Plan Review**

Keith Cheli said based on questions posed by the Planning Commission concerning the Maple Bay Boating Access Site improvements, the DNR project team responded with answers in a letter dated January 6, 2012, comments from the Cheboygan County Sheriff Marine Chief, and comments from the DEQ Water Resources Division on soil erosion and storm water control.

**Public Comment**

Dennis Reimann said he would like to see the project speeded up and that he does not see a problem with people swimming in the boat launch area as this has not been a problem in the past. He also said he does not see the 10 year storm flooding issue to be a problem for Burt Lake.

**Public Comment Period Closed**

**Letters from the Public**

Gary Street said that there have been no further letters from the public on the project since the last meeting of December 12, 2011.

**Findings of Fact**

Mary Campbell read the General Findings of Fact and the Conditions from the draft Special Approval Application for improvements to the Maple Bay Boat Access Site. Campbell said that the Planning Commission approval of the General Findings of Fact and Conditions are necessary to meet the requirements of the Burt Township Zoning Ordinance. A copy of the Special Approval Application with all changes suggested by planning commission members to the General Findings of Fact and Conditions is attached and made a part of the minutes of this meeting.

**Motion**

Moved by Gene Hodulik and seconded by Bob Babcock to approve the Special Approval Application with all changes to the General Findings of Facts and Conditions suggested by the planning commission members.

**Roll Call Vote**

**Hodulik-yes, Landon-yes, Babcock-yes, Baughman-yes, Street-yes.**

**Motion approved.**

**Next Meeting**

Gary Street described the process for amending the Burt Township Zoning Ordinance. A public hearing is proposed for February 20, 2012, and after all proper steps, the amendments could be in effect by April 2012. He emphasized that April is the earliest possible date, due to the State mandated steps that must be followed. Unforeseen delays could occur.

The Private Shared Lake Access amendment to the Burt Township Zoning Ordinance recommended for approval by the Planning Commission will be presented at this same public hearing on February 20, 2012.

**Proposed Ordinance change regarding the amount of impervious surface allowed in the Conservation/Recreation District.**

Mary Campbell said that a footnote n) is recommended to be added as an amendment to Burt Township Zoning Ordinance Section 3.09 Schedule of Regulations to read as follows:

"n) The Planning Commission may increase the lot coverage maximum to a total of five (5) percent, provided the Planning Commission finds the proposed project is for public benefit, located on public property."

**Motion**

Moved by Matt Landon and seconded by Ann Baughman to recommend amending the Burt Township Zoning Ordinance by adding a footnote 'n' to Section 3.09 Schedule of Regulations at the public hearing on February 20, 2012.

**Roll Call vote**

**Hodulik-yes, Landon-yes, Babcock-yes, Baughman-yes, Street-yes.**

**Motion approved.**

**Planning Commission Code of Conduct**

Gary Street gave each planning commission member the Burt Township Planning Commission Code of Conduct and Oath of Office to sign, date and return to Joyce Hutto-Nolan.

**Planning Commission Bylaws**

Gary Street gave each planning commission member a copy of the Burt Township Planning Commission Bylaws to review.

**Public Comment**

Gene Hodulik thanked Keith Cheli for all the good work he has done on the Maple Bay Improvement Project.

Matt Landon asked what would happen if the Cheboygan County Road Commission does not make the portion of Maple Bay Road between Chickagami Trail and Burt Lake a seasonal road. Harold Koviak said he was confident it would be made into a seasonal road.

Next meeting scheduled for February 20, 2012.

**Motion**

Moved by Matt Landon and seconded by Bob Babcock to adjourn.

**Motion unanimously approved.**

**Meeting adjourned at 8:05 p.m.**

Joyce Hutto-Nolan, Recording Secretary