

**MINUTES OF
BURT TOWNSHIP PLANNING COMMISSION
MEETING
November 17, 2014**

The regular meeting of the Burt Township Planning Commission was called to order by Chris Kindsvatter (Chair) on November 17, 2014, at 7 p.m. at the Burt Township Hall, 7029 Birchwood Road, Cheboygan, Michigan.

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

Members absent: Gene Hodulik

Also attending: Harold Koviak, Jim Larson and Joyce Hutto-Nolan (Recording Secretary).

The Pledge of Allegiance was led by Chris Kindsvatter.

Approval of Agenda

Moved by Matt Landon and seconded by David Hutto to approve the meeting agenda.

Motion unanimously approved.

Approval of Minutes

Moved by Matt Landon and seconded by Bob Babcock to approve the September 15, 2014, planning commission minutes as written.

Public Comment

Harold Koviak and the planning commission board members expressed their appreciation and thanked Joyce Hutto-Nolan, Recording Secretary, who will be resigning effective December 31, 2014.

Jim Larson said he had received information on readiness in the event of a pipe line disaster. Jim also discussed dry hydrants. Board members discussed the possibilities and benefits of installing dry hydrants. Jim Larson will look further into this matter.

Old Business

Burt Township Zoning Ordinances

The proposed amendments to the Signage, Accessory Buildings and Structures, and Fire Pit ordinances and Master Plan Update have been reviewed for comments by the Burt Township Board. The ordinances will be considered by the Burt Township Planning Commission at a public hearing to be held on January 19, 2015 at 7 p.m.

David Hutto said he had a concern about the requirement of Section 6.04.2 of the Burt Township Zoning Ordinance concerning setback requirements for accessory buildings. David said the ordinance forces a pole barn to be placed in the middle of a lot; therefore a home

cannot be built in the future on that lot and could result in too many pole barns being built in residential areas. David would also like to see the setback requirements for pole barns changed. David believes better communication is needed to let the public know ahead of time concerning proposed land use changes.

Pole Barn Living Quarters

Jim Larson said that he spoke with a representative of Cheboygan County about living in a pole barn. If the application states it is a residence, it has to meet all residential building codes. If the application is for a pole barn, you cannot live in it; however, a pole barn structure, if built properly according to all residential building codes, can be lived in.

Deer Fencing and Fence Height Limitations

Mary Campbell has prepared a proposed amendment to, Article VI, Section 6.13, of the Burt Township Zoning Ordinance concerning deer fencing. Board members discussed the proposed ordinance and requested that Mary redraft the proposed amendment as follows: (1) In the proposed subsection 8 provide that the eight (8) foot fence is temporary and redefine what materials can be used for the temporary eight (8) foot fence and (2) In the proposed subsection 8 add that this includes a fence within the seventy five (75) foot waterfront setback.

Private Lake Access

Jim Larson said he and Harold Koviak are working on the procedures for Private Lake Access licenses.

New Business

Definition of all structures

Chris Kinsvatter said the Burt Township Zoning Board of Appeals indicated it would like the Planning Commission to define “all structures” in Section 6.04.1 Accessory Buildings on Property with Principal Use. Mary Campbell will work on a proposed amendment to the Burt Township Zoning Ordinance.

Paving Blocks in the 75 foot lakefront setback

Board members discussed whether paving blocks should be allowed in the 75 foot lakefront setback. Mary Campbell will write a proposed amendment to the definition of “impervious surface” in Article II, Section 2.02 Definitions and add “grass paving blocks” after the words “bituminous paving”.

2015 Planning Commission Meeting Dates

Moved by Matt Landon and seconded by David Hutto to approve the following 2015 meeting dates for the Planning Commission:

January 19, 2015	7 p.m.
March 16, 2015	7 p.m.
May 18, 2015	7 p.m.
July 20, 2015	7 p.m.

September 21, 2015 7 p.m.

November 16, 2015 7 p.m.

Motion unanimously approved.

Public Comment

No public comment.

Motion to Adjourn

Moved by David Hutto and seconded by Bob Babcock to adjourn.

Motion unanimously approved.

Meeting adjourned at 8:25 p.m.

Joyce Hutto-Nolan, Recording Secretary

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