

**Burt Township
Planning Commission Minutes
December 14, 2015**

The Regular meeting of the Burt Township Planning Commission was called to order by Chair Chris Kindsvatter on December 14, 2015, at 7:02 pm at the Burt Township Hall, 7029 Birchwood Road, Cheboygan, Michigan.

Members present: Chris Kindsvatter, David Hutto, Gene Hodulik, Matt Landon

Absent: Robert Babcock

Also attending: Matt Cyrulnik, Jim Larson, Katie Parker, Randy Fryberg, Matt Donna McDougall (Recording Secretary)

Agenda – Kindsvatter

MOTION: Moved by Landon, supported by Hodulik to approve the agenda.

MOTION APPROVED

Declaration of Any Conflict of Interest on the Agenda - None

Minutes – September 21, 2015

MOTION: Moved by Landon, supported by Hutto to approve the minutes of September 21, 2015, as presented.

MOTION APPROVED

Public Comment – None

Board Representative Report – Hodulik

Hodulik reported the following:

- The Road Commission recently made improvements to Birchwood Road by grading and adding stone at a cost of approximately \$69,000.
- The Board is looking at new website designs and email addresses. A proposal has been received from Gaslight Media. Jim Pienozek also sent letter requesting to bid on a website design. This issued has been postponed to January.
- The Burt Lake Trail easement request from U of M for the north end of the trail is now at the Provost Office for review before it goes to the Real Estate Division for approval. Karie Slavik is working to move this along. Northwest Design Group was hired to prepare an engineering study and help write the grants.

ZBA – Kindsvatter

Two appeals were considered on December 4, 2015. The first was made by Deborah Lawrence, 3707 White Goose Dr., Cheboygan, requesting a 36' waterfront variance for a deck which was approved. The second was made by John and Linda Cheney, Elmhirst Rd., Brutus, for permission to tear down and rebuild their non-conforming home and garage. This request was tabled until the February 2016 meeting as the proposed buildings needed to be staked out on the property and there were questions regarding the vegetation strip and pervious and impervious areas on the property.

Old Business

Chair Kindsvatter introduced Randy Frykberg as the new township planning consultant.

Update from subcommittee on septic and water quality – Hutto

Landon and Hutto submitted a report on their findings since the last Planning Commission meeting. Dr. Grenette Thornassy from Tip of the Mitt Watershed Council made a presentation at the last BLPA meeting. BLPA has leased billboards to draw interest in septic programs. Landon and Hutto spoke with her on December 3rd. She is finalizing a grant funded report that will encompass nationwide programs that reflect septic and clean water controls by various states and counties.

The notion of septic inspection at time of transfer of ownership was discussed. Parker asked if the health department would be able to do more inspections. Hutto said they presently come out to approve new construction or big jobs but he doesn't know if they will be able to have private inspectors for added inspections. Kindsvatter asked if well certification is being done. Hutto said that they are being inspected.

Fire Pits/Seating Areas – Kindsvatter

Fire pit seating areas up to 64 sq ft are currently allowed. Landon said they need to be larger for safety reasons. Hodulik said he doesn't want it much bigger (recommended 325 sq ft is too big). Public attendee, Matt Cyrulnik suggested options based on the lot size; 100' lots and under a certain size up to (12 x 12) and over 100' a certain size up to (15 x 15). Larson said they should be ground level only – no structures 1' above natural grade. Materials for seating areas were discussed. It was felt that possible to allowed: sand, gravel, grass, wood with open area between the boards for drainage (6" wide board and ¼" gap between boards), or paving blocks. Landon will get a list of concrete materials that could be used such as not concreted together. Larson suggested gravel under the decks and that they should slope away from lake with 1" per 10' slope. Public attendee, Parker said the seating areas must meet all other relevant aspects of the ordinances including setback requirements.

Larson and Kindsvatter to report back at next meeting with potential ordinance changes to include all the above suggestions.

It was agreed to table to next meeting.

Vegetation Strips – Kindsvatter

Matt Cyrulnik, 3645 Greenman's Point, Cheboygan, was the first person to be issued a citation for failure to put in a vegetation strip after building a new house. Mr. Cyrulnik said he feels 70% of the 25 foot waterfront setback vegetation requirement is too much. He agreed that fertilizer and unnatural plants are not good either but a compromise should be reached. He has trees in his 75' setback and doesn't want to change the landscape. Landon suggested not requiring a vegetation strip unless the waterfront landscape is changed. Frykberg said Melrose Township requires a permit for land disturbance.

A definition for high-water mark is needed. Kindsvatter and Frykberg will look at this.

Public Comment: None

2016 Planning Commission Meeting Dates

January 18, 2016 - 7:00 pm

March 14, 2016 -7:00 pm

May 16, 2016 - 7:00 pm

July 18, 2016 - 7:00 pm

September 19, 2016 - 7:00 pm

December 12, 2016 - 7:00 pm

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

MOTION APPROVED

Adjourned at 9:00 pm

Respectfully submitted,

Donna McDougall, Clerk/Recording Secretary