

**MINUTES OF
BURT TOWNSHIP PLANNING COMMISSION
MEETING
September 16, 2013**

The regular meeting of the Burt Township Planning Commission was called to order by Vice Chair, Ann Baughman, on September 16, 2013, at 7 p.m. at the Burt Township Hall, 7029 Birchwood Road, Cheboygan, Michigan.

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

Also attending: Mary Campbell, Dan Swantek, Cheryl Cheney, Stuart Cheney, Jim Larson, Dave Patterson, Jill Patterson and Joyce Hutto-Nolan (Recording Secretary).

Approval of Minutes of July 15, 2013

Moved by Matt Landon and seconded by Bob Babcock to accept the July 15, 2013 Planning Commission minutes as written with the following corrections: on page one in the paragraph titled **Burt Township Survey**, in the third sentence after the word “discussed”, add the words “and modified by planning commission members”.

On page one in the paragraph titled **Motion**, strike the words “as written” and add the words “the planning commission” before the word “modifications”.

On page one in the next to the last paragraph delete the word “rewrite” and insert the word “retype” and after the word “questions” add the words “as modified by the planning commission”.

Motion unanimously approved.

Review Meeting Protocol

Ann Baughman reviewed the meeting protocol.

Public Comment

Jim Larson said the public does not have access to the minutes before they are approved. The public needs to have a chance to correct any quotes that may or may not have been misquoted.

Dave Patterson said John Beery sent a request to Harold Koviak, backed up by the Michigan Open Meetings Act, that the minutes are to be available in eight days. The minutes need to be made in such a way to be e-mailed to those interested.

Dave Patterson said the dry hydrants issue was brought up previously before the Planning Commission. These are engineered dry hydrants and are not placed across the bottom of the lake with rocks on top. The fire chief in Tuscarora Township is in favor of properly placed dry hydrants, which were proposed earlier, and are engineered into the bottom of the lake through a boring machine tunneled in per the specifications of the State Fire Marshall. The fire chiefs from Pellston and Tuscarora Township support this type of dry hydrant and do not support tanks.

Old Business

Signs and Zoning Ordinance Provisions

Ann Baughman said photographs of signs were taken on the east and west sides of Burt Lake. Measurements of each sign were noted. This inventory of signs will help to determine what is needed to update the Burt Township Zoning Ordinance to address future needs.

Mary Campbell displayed on the screen each individual photo taken of the signs. These photos will give an idea of the sizes of the existing signs. Mary reviewed Burt Township Zoning Ordinance Section 6.14 Signs and Billboards.

Ann Baughman categorized the signs as:

1. Preserve and Recreation signs
2. Single family home signs
3. Multi home owner directory signs
4. Real Estate signs
5. Commercial signs

Mary Campbell will use the ranges of sizes as a guideline and the planning commission members will discuss changes to the ordinance at a future meeting with Mary's suggestions.

Accessory Structures as Related to "tent like" Structures

Mary Campbell said there needs to be clarification of "tent like" structures in the Burt Township Zoning Ordinance Section 6.04 – Accessory Buildings and Structures, Section 6.04.1 Accessory Building on Property with Principal Use and Section 6.04.2 Accessory Building as a Principal Use, except in Waterfront Residential District. Mary made possible revisions to these sections for discussion only. Further discussion will take place at a future meeting.

Survey of Township Residents

Mary Campbell gave an update about the 2013 Burt Lake Property Owner Survey. Three hundred twenty two (322) surveys have been returned to Mary of the nine hundred forty two (942) sent out. Approximately 15 were returned without a forwarding address. The deadline to return the survey is September 23, 2013, and the findings will be released sometime after this date. The cost of the survey for printing and mailing was \$1,300. There was also a cost for time working with the Planning Commission and to formulate, type and tabulate the answers to the survey.

New Business

No new business.

Date of Next Meeting

The next Planning Commission meeting will be November 18, 2013, at 7 p.m.

Public Comment

Dave Patterson said that he had not heard any complaints about signs before this meeting. Dave said the ordinance is restrictive and asked if Burt Township is administering what is now in the ordinance? Dave asked, doesn't the existing ordinance give the most protection?

Dave asked who votes on the Planning Commission. Dave said he thought the ones who vote should carry the meeting.

Dave said there is a perception that the Planning Commission and the Burt Township Board conduct business when people who are not here full time. They do not have a chance to participate in the bigger decisions in this township. It is the opinion of a lot of the people that they pay taxes to these organizations and are affected by decisions made. It is the perception of the people that these organizations maneuver the business at hand during a time when the people are not here. Dave would like to see the groups look at how they do business and the decisions they make. The people who pay unhomestead taxes deserve the consideration of being heard. Dave asked that the Planning Commission consider not putting large decision in this period of time when hardly anyone knows about it.

Motion to Adjourn

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

Motion unanimously approved.

Meeting adjourned at 8:20 p.m.

Meeting Reopened for Public Comment

Jim Larson asked why questions are not discussed and answered during the meeting to be part of the minutes.

Bob Babcock commented that the planning commission only meets six (6) times a year, every other month.

Ann Baughman said the voting members of the Planning Commission are Bob Babcock, Ann Baughman, Gene Hodulik, Matt Landon and Gary Street.

Mary Campbell said by statute, the Planning Commission must meet a minimum of four (4) times a year.

Dan Swantek responded to Dave Patterson that it takes a long time to make any changes and takes several meetings to make the changes.

Dave Patterson said the minutes should be put on the website in a more timely fashion.

Jill Patterson said someone should look into the Michigan Open Meetings Act as to when the minutes must be posted.

Gene Hodulik said the draft must be available in five (5) (8) business days.

Ann Baughman made the comment that she thinks Burt Township does try hard and thanked the guests for coming tonight.

Dave Patterson said Harold Koviak asked for alternate volunteers at the Burt Township Board meeting. Dave said five people that he knows of responded to Harold and Dave knows of only one person who has heard back from Harold.

Motion to Adjourn

Moved by Matt Landon and seconded by Bob Babcock to adjourn

Motion unanimously approved.

Meeting adjourned at 8:30 p.m.

Joyce Hutto-Nolan, Recording Secretary