

**BURT TOWNSHIP**  
**Planning Commission Minutes**  
**May 16, 2019**

The Regular meeting of the Burt Township Planning Commission was called to order by Chair Jay Jontz on May 16, 2019, at 7:00 pm at the Burt Township Hall, 7029 Birchwood Road, Cheboygan, Michigan.

**Attendance:** Jay Jontz, Gene Hodulik, Paul Janness, Allen Kozlowski

Absent: Matt Landon (excused)

**Also Attending:** Katie Parker, Tim MacArthur, Jim Larson, John Ioacongelli, Donna McDougall

Chair Jontz led in reciting the Pledge of Allegiance.

**Agenda:**

**MOTION:** Moved by Kozlowski, supported by Hodulik to approve the draft Agenda as presented.

**MOTION APPROVED**

**Conflicts of Interest** – None

**Minutes** – March 11, 2019

**MOTION:** Moved by Hodulik, supported by Kozlowski to approve the minutes of March 11, 2019, with following corrections:

1. Agreed on a proposal from OHM to improve the boat launch at Burt-Mullett Road at *an estimated* cost of \$38,621.
2. Spelling correction on page 2 – should be Jontz

**MOTION APPROVED**

**Township Board Update** – Hodulik

1. Mullett-Burt Road boat launch – A special meeting will be held on May 20, 2019 at 6:30 pm to review the bids
2. Road paving – Sturgeon Bay Road will be paved and Stratford Lane and a portion of Needles Road will be repaved.
3. The Board will also discuss and possibly approve a year-round “No Parking” ordinance for the west side shoulder of Maple Bay Road on May 20<sup>th</sup> at 6:30 pm.
4. Spring Clean Up day at the West side transfer station – June 15, 2019 – 8 am to 4 pm.

**Zoning Board of Appeals Update** – Jontz

The ZBA did not meet in April due to lack of agenda items.

The next meeting is May 24, 2019 at 7:00 pm – 2 appeals are on the agenda.

**Zoning Administrator’s Report** – Larson

No report

## **UNFINISHED BUSINESS**

### Master Plan Update 2019 – Iacoangeli

The survey is ready and will be mailed at the beginning of June – one per household. The Cheboygan County Assessor's office helped with addresses. The results of the survey will be available at the September meeting.

### Solar Farm Ordinance - Jontz

Cheboygan County passed its solar farm ordinance. Iacoangeli will pare it down for Burt Township and have it for the next meeting.

### Ordinance Amendments – Jontz

The Burt Township board reviewed the proposed amendments and referred them back to the Planning Commission for further consideration with input from the zoning administrator and legal counsel.

### Section 9.07.4 - Stop Work Order

MacArthur suggested revised language for paragraph 3. The committee along with the zoning administrator made a few changes.

**MOTION:** Moved by Hodulik, supported by Janness to approve the Stop Work Order amendment to the Zoning Ordinance with the following change to paragraph 3:

At such time that the condition(s) of the ordinance violation have been resolved, the zoning administrator or any other official authorized by the Township Board may lift the stop work order. Written notice of the resolved stop work order shall be provided to the offender by the zoning administrator or authorized individual.

Discussion - none

### **MOTION APPROVED**

If the individual disagrees with the zoning administrator, then he/she must come to the Planning Commission to discuss the issue. It would then proceed to Circuit Court, if necessary.

(Section 9 – Page 9-2)

An additional public hearing is not required as this is a minimal change.

### Cargo Containers

The Township board indicated that no cargo containers used as accessory building are wanted in Burt Township. Iacoangeli will rewrite the ordinance per the board instructions.

### Signs

Multiple changes were made to the signs ordinance.

Definitions:

Sign, On Premise – Change from “An advertising sign” to “Any sign”

Sign, Overhanging – Change from “... is perpendicular...” to “...not parallel...”

Add definition for:

“Sign, Temporary: A sign not intended or designed for permanent display.”

Section 2. Article VI Section 6.14 Signs and Billboards

2. General Standards

c. Change from “...mounted to a wall)...” to “...mounted to a flat surface)...”

Section 6.14.1 – Signs Not Requiring a Sign Permit

7. Change “ One (1) freestanding sign...” to “One (1) temporary sign ...”

**MOTION:** Moved by Hodulik, supported by Janness to approve the changes to the proposed amendments on Cargo Containers and Signs and refer them back to the Township Board for approval.

**MOTION APPROVED**

A Public Hearing is required for the amendments for Cargo Containers and Signs. A Special meeting for the Public Hearing will be held on May 24, 2019 at 6:30 pm.

Rebuilding Non-conforming Residential Structures

Claire Karner sent out information prior to the meeting. After discussion, Iacoangeli said he will talk to MacArthur about this for the next meeting.

**NEW BUSINESS**

Suggested Procedures for Planning Commission Meetings

Iacoangeli will send out suggested procedure changes to make to the meetings more efficient.

How to Make the Township Better

Hodulik said the shred services still may be available at the “Big Dump Day.”

**PLANNING COMMISSION COMMENTS**

Hodulik brought up House Bill 4046 – Introduced by Rep. Jason Sheppard), January 15, 2019

To prohibit local governments from using zoning laws to prohibit property owners from letting out a home or condo for vacation or short-term rentals, which would apply to owners who use services like Airbnb. The bill would not prohibit local regulations on noise, advertising, traffic, or other conditions if these are “applied on a consistent basis to rental and owner-occupied residences.” This would apply to the rental of any single-family residence, a condo or a unit in a 1-to-4-family structure for terms of less than 28 days at a time.

Iacoangeli said there is not enough support for this bill so it is not likely to pass.

**PUBLIC COMMENT** – None

Next Planning Commission meeting:

Public Hearing – May 24, 2019 – 6:30 pm

Regular Meeting - July 8, 2019 – 7:00 pm

**MOTION:** Moved by Kozlowski, supported by Hodulik to adjourn.

**MOTION APPROVED**

Adjourned at 8:32 pm.

Respectfully submitted,

Donna McDougall, Clerk/Recording Secretary