

BURT TOWNSHIP
Planning Commission Minutes
July 17, 2017

The Regular meeting of the Burt Township Planning Commission was called to order by Chair Chris Kindsvatter on July 17, 2017, at 7:00 pm at the Burt Township Hall, 7029 Birchwood Road, Cheboygan, Michigan.

Members present: Chris Kindsvatter, Gene Hodulik, Matt Landon, Paul Janness
Absent: Jay Jontz

Also attending: Claire Karner, Katie Parker, Harold Koviak, Dave Patterson, Tim MacArthur, Jim Larson, Donna McDougall, Clerk/Recording Secretary

Chair Kindsvatter led in reciting the Pledge of Allegiance

Agenda - Kindsvatter

MOTION: Moved by Landon, supported by Hodulik to approve the agenda with the following addition: Pole Barn Lot Size

MOTION APPROVED

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Declaration of Conflict of Interest – None

Minutes – May, 15, 2017

MOTION: Moved by Landon, supported by Janness to approve the minutes with the following corrections:

- 1) MacArthur said the current ordinance is satisfactory at present and no changes need to be made for compliance with the state new law.
- 2) Recycling is available at the Cheboygan County Fair Grounds on Wednesday afternoons from 1-3 PM during the summer.

MOTION APPROVED

Public Comment

Harold Koviak noted that Karen Johnson from Beaugrand Township has been selected as the new County Commissioner.

Board Representative to Planning Commission – Hodulik

- 1) Brutus/Indian Point Roads paving completed. Koviak has ordered “People walking” signs in order to get people to slow down along the new roads.
- 2) Mullett-Burt Road is under construction and expected to be finished by Labor Day.
- 3) Website data from current website to be transferred to the new website at no cost. Arrangements are being made for training users.
- 4) Public Act 93 was signed by Governor Snyder on Thursday and funds are expected to be released for the Burt Lake Trail grant soon. The trail has been surveyed and a meeting with U of M will be scheduled in a couple of weeks to go over the drawings. Construction will begin in the spring.

- 5) 183 residents, nearly 50% more than last year, came to the Annual Spring Clean Up. The DNR closed the tire recycling facilities in Michigan so the grant for the tires is void.
- 6) Board of Review will meet on July 18, 2017 at 4:30 pm.
- 7) Roads have been brined for this year.

Old Business

Septic Inspections

Patterson and Hutto met with six realtors regarding inspections at time of transfer. Only a few transfers are processed each year, so at the end of the meeting it was decided this would not make enough of an impact on water quality. The subcommittee will talk to Mike Cavanaugh who thinks they should be looking at making an overlay district and mandatory inspections.

Currently, there is discussion in Lansing on statewide septic code.

The committee discussed mandatory pumping as part of inspections, and Claire Karner said there is no mandatory pumping in Michigan, only inspections at time of transfer. She will look to see if there are any mandatory inspections in Michigan.

Patterson said he told Cavanaugh and Thomassy that Burt Township is interested in inspections at time of transfer.

Inspections would not be part of the zoning ordinance; it would be police ordinance, and the Township Board would adopt and enforce it. (Civil infraction) MacArthur said the Health Department cannot pass an ordinance so the township would have to do it. He suggested that the homeowner would not be allowed to record a deed until the inspection is complete so that would be done at the County level.

The exemption to the ordinance is a transfer of property through the family which would not require the inspection.

The consensus of the Planning Commission is to stay with inspections at time of transfer for now and wait and see what the State is doing and Claire will check into this.

Larson suggested having a voluntary certification program which would be more cost effective for the township.

Patterson suggested having Cavanaugh review the draft ordinance and attend a Planning Commission meeting.

Vegetation Strip - Kindsvatter

Vegetation strip discussion on coverage (depth) size needed for the vegetation strip. Claire will look into this for the next meeting.

Regarding subcommittee to look at exemptions for vegetations strips:

d) exemption for vegetation strip – MacArthur said this meets the open meeting criteria requiring 18 hours notice and record keeping (essentially being a mini-ZBA meeting).

Claire suggested the Planning Commission require a site plan but require site visits by the Planning Commission members.

Larson said he could oversee the exemptions with guidance by Planning Commission members.

Signs - Kindsvatter

Nothing new at this time – still waiting for information from the State.

Lake Property Rental - Kindsvatter

A sample noise ordinance was presented but as there appears to be no significant problems in the township this item will be taken off the list.

New Business

Pole Barn Lot Size – Larson

People want to build pole buildings on less than two (2) acres (accessory building not on principal lot) as required by the ordinance. As setbacks have been reduced, Larson suggested a one (1) acre lot size.

Claire will look at how other townships have addressed this.

Decks – Larson

Residents are trying to get around the firepit surrounds to make them bigger than allowed by using odd-sized surrounds. Also, they are incorporating the 4' sidewalk to the lake and asking to make the sidewalks parallel to lake to make it a deck.

Planning Commission Comments – None

Public Comments –

Janness asked when natural gas will be installed on the east side. Koviak said August 15th.

Next Planning Commission meeting: September 18, 2017

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

Adjourned at 9:05 pm

Respectfully submitted,

Donna McDougall
Clerk/Recording Secretary