

**UNAPPROVED
BURT TOWNSHIP
PLANNING COMMISSION
September 10, 2018**

The Burt Township Planning Commission was called to order by Chair Jay Jontz on September 10, 2018 at 7:00 pm at the Burt Township Hall, Cheboygan, Michigan.

Members Present: Jay Jontz, Matt Landon, Gene Hodulik, Allen Kozlowski, Paul Janness

Absent: None

Guests: Jim Larson, Katie Parker, John Iacoangeli, Harold Koviak

Agenda

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

MOTION APPROVED

Conflicts of Interest - None

Minutes – July 9, 2018

MOTION: Moved by Landon, supported by Hodulik to approve the minutes of July 9, 2018 with the following correction: Blacktop was put on the “Brutus Road hill” and the “Jontz hill” *shoulder and trail* to take care of the erosion problems.

MOTION APPROVED

MOTION: Moved by Kozlowski, supported by Landon to approve the minutes of the Public Hearing on July 9, 2018 as published.

APPROVED

Board Representative to the Planning Commission – Hodulik

- Road End accesses (Hoppies) site improvement will require a DEQ permit. Engineering assistance will be needed. The township will contract with OHM or another engineering firm.
- The township adopted a resolution in opposition to HB 6049 and SB 1025 regarding elimination of local assessing in township with less than 5,000 parcels..
- The township voted gravel Mundt Road.
- Paving on Stratford Lane and Needles Road is on hold due to road construction worker strike.
- The fencing at the West Side Transfer Station on Indian Road will be extended to curtail people driving around the outside of the transfer station to dump afterhours.

ZBA Representative to the Planning Commission - Jontz

At the July 27, 2018, the ZBA committee approved

- Tiffany Komperda’s request for a second accessory building, 12’ x 28’, and a 5’ side setback variance to the north boundary line;
- James Voth’s request for a 12’ waterfront setback variance for a deck/screened-in porch.

And tabled Chris VanWormers request for an accessory building.
The next meeting is September 21, 2018 at 7:00 pm – two variance requests are on the agenda and one stop work order.

Old Business

Proposed Ordinance on Septic and Water Quality and Vegetation Strip

John Iancoangeli said the survey results so far are still low;

51 have completed the survey for the septic and water quality with 70 percent in support of an ordinance, and 59 have completed the survey on the vegetation strip with 63 percent in favor.

To encourage more participation, the survey will be mailed out to residents and will include a link to the internet site.

Signs Ordinance

The committee discussed the modification John made with the proposed signs ordinance. New changes were made as follows:

Section 6.14.1 – Signs Not Requiring a Sign Permit:

The following signs may be placed in any zoning district without a sign permit, provided such signs comply with any applicable federal or state law or regulation and are located so as not to cause a nuisance or safety hazard:

- 1. One (1) sign per use*
- 2. One temporary sign is allowed per 100 feet of lot width but in no instance shall it exceed four (4) signs even if the lot width exceeds 400 feet. Temporary signs shall be made of wire, metal, wood, or other support structure capable of being put in the ground and removed by a single individual with relative ease.*
- 3. Signs erected or approved by a governmental agency when necessary to give proper directions or to otherwise safeguard the public.*
- 4. Signs needed to warn the public of dangerous conditions and unusual hazards including but not limited to: road hazards, high voltage, fire danger, explosives, severe visibility, etc.*
- 5. Signs that have been approved in conjunction with a valid site plan or zoning permit for any principal or accessory use, and signs required by federal or state agencies in connection with federal or state grant programs.*
- 6. Illuminated signs shall not be of the flashing, string and/or tubular lights, or intermittent type unless approved by the Planning Commission.*
- 7. One (1) freestanding sign per roadway frontage shall be permitted on a site that is actively marketed for sale or lease. These signs are allowed on vacant properties.*

Section 6.14.2 – Signs Requiring a Permit

No sign, except those signs specifically identified in Section 6.14.1, shall be erected or altered until approved by the Planning Commission and an authorization permit issued by the Zoning Administrator.

MOTION: Moved by Hodulik, supported by Kozlowski to approve the proposed signs ordinance as amended and refer it to the township board for approval.

MOTION APPROVED

New Business

Reversal of stop work order Language - Jontz

See proposed language

9.07.04 stop work order

MOTION: Moved by Landon, supported by Janness to hold a Public Hearing on the Reversal of Stop Work Order Language.

MOTION APPROVED

Solar Farms – Jontz

Cheboygan County is also working on an ordinance on Solar Farms due to the interest in Grant Township. Koviak said he is concerned about small acreage solar farms. John Iacoangeli said the solar farm would need to be no more than a ½ mile from an electric transfer station. He said the ordinance from Acme Township is a good example.

Shipping containers being used as storage buildings – Jontz

Due to the convenience, shipping containers are being used as storage buildings in some areas. John will send out the ordinance Banks Township ordinance regarding this issue.

Brainstorm Ideas

Shred services at big dump day – still discussing it

Transfer Station Usage – The fence on west side has already been addressed by the township board. Extending the hours it is open will be discussed.

Improving Fishing on Burt Lake - Kozlowski

Gail Gruenwald from Tip of the Mitt Watershed Council said there may be potential for grant funds for this project. She suggested talking to Lake Charlevoix Association as they are working on it. Three Lakes Association (Clam Lake, Torch Lake and Bellaire Lake) are also working on fish habitats.

Parker said BLPA wants to take the lead with this and also would like to partner with the Tribe and the DNR. A DEQ permit would be required.

Shred Service at Annual Clean Up Day

Koviak said the board is still discussing this.

Zoning Administrator's Report – Larson

Larson is still giving out zoning permits.

Planning Commission Comments

Hodulik mentioned the Trail Committee is working on putting up directional signs on posts already along the trail.

Public Comment - None

Next Meeting – November 12, 2018 - 7 pm

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

MOTION APPROVED

Adjourned at 8:10 pm

Respectfully submitted,

Donna McDougall, Clerk/Recording Secretary