

**BURT TOWNSHIP**  
**Planning Commission Minutes**  
**September 18, 2017**

The Regular meeting of the Burt Township Planning Commission was called to order by Chair Chris Kindsvatter on September 18, 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, 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 Jontz, supported by Hodulik to approve the agenda as presented.

**MOTION APPROVED**

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**Declaration of Conflict of Interest** – None

**Minutes** – July 17, 2017

**MOTION:** Moved by Landon, supported by Janness to approve the minutes of July 17, 2017 with the following correction:

Under: Decks

Residents *are trying to* get around the fire pit 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.

Change to read:

Residents *could* get around the fire pit surrounds to make them bigger than allowed by using odd-sized surrounds. Also, they *could* incorporate the 4' sidewalk to the lake and asking to make the sidewalks parallel to lake to make it a deck.

**MOTION APPROVED**

**PUBLIC COMMENT:**

None

**Report of Board Representative to the Planning Commission** – Hodulik

Hodulik reported that the DTE gas line is being installed.

**Report of Planning Commission Representative to ZBA** – Kindsvatter

Five variance applications were reviewed on September 15<sup>th</sup>. Four were approved and one was denied because the applicant wanted to place his pole barn entirely in the 100' front setback.

**OLD BUSINESS**

Update of Subcommittee on Proposed Ordinance on Septic Water Quality Inspection at time of property sale.

Patterson reported that Mike Cavanaugh retired from the Health Dept. His supervisor, Scott Smith, is currently manning the office until a replacement is found. Smith oversees 44 townships and is very busy right now. Patterson will talk to Steve Schnell from the County Planning Commission as well as the Smith from the Health Dept.

Claire Karner will also call Scott Smith and discuss the responsibilities of the township and the responsibilities of the Health Dept.

Vegetation Strips proposed Ordinance Rewrite and Review

Claire Karner updated the proposed ordinance language which allowed the zoning administrator to issue exemptions for vegetation strip.

Discussion on appropriateness of this process.

Claire will rewrite the language to read: “a qualified individual,” (possibly a person from Tip of the Mitt Watershed Council or Freshwater Futures) rather than the zoning administrator.

Discussion on clear cuts on waterfront properties.

Sign Ordinance Changes Required by the State

Koviak reported that the State has not done anything with this yet.

Lake Property Rentals

Claire Karner had a sample noise ordinance from Banks Township in Antrim County. It is a stand-alone police power ordinance. The township could hire the sheriff’s department or an enforcement office to issue citations.

After discussion it was agreed to drop this issue for the present time.

Accessory Buildings on Principal Lots

Currently two acres are required for an accessory building not on the principal lot. The ZBA has been hearing variance requests for larger accessory buildings than allowed. Jontz said 1200 sq.ft. is not big enough for accessory buildings on waterfront residential properties. Kindsvatter said this was just reviewed and changed to allow larger buildings.

After discussion it was decided that it is not a major problem right now and it leave it as is.

**NEW BUSINESS**

Recreation Plan

The five-year Recreation Plan update must be updated and submitted by December 31, 2017 for the township to apply for a Trust Fund grant in the first fiscal quarter of 2018. Claire Karner developed an action plan to complete this task. A survey will be sent out via e-mail to a cross-section of residents. A public hearing will be held on December 7, 2017.

**Report of Zoning Administrator - Larson**

No report

**Comments from Planning Commission Members**

Jontz said the Planning Commission is not advocating for residents by not focusing on things they really need: better internet access, burying power lines, public access at north end of the lake, and being too constrictive with zoning. He said the septic inspections at time of transfer will only make people **upset** as it will cost them money and that it should be a ballot issue.

**Public Comments**

None

**MOTION:** Moved by Landon, supported by Jontz to adjourn.

**MOTION APPROVED**

Adjourned at 9:02 pm

Respectfully submitted,

Donna McDougall, Clerk/Recording Secretary