

BURT TOWNSHIP

PLANNING COMMISSION

Minutes

JULY 13, 2023

Burt Township Hall

The Burt Township Planning Commission was called to order by Jay Jontz on July 13, 2023, at 7:00 p.m. at the Burt Township Hall.

PLANNING COMMITTEE ATTENDEES: Jay Jontz, Allen Kozlowski, Gene Hodulik and Paul Janness. Matt Landon excused.

ALSO ATTENDING IN PERSON: Ken Lane of Beckett and Raeder, Jim Larson, Harold Koviak, David and Ann Klebba, Roger and Shirley Jacobs, and Carolyn Hodulik, Recording Secretary.

PLEDGE OF ALLEGIANCE led by Jay Jontz

AGENDA APPROVAL: Motion by Kozlowski, supported by Janness to approve agenda. Motion approved.

DECLARATION OF ANY CONFLICT OF INTEREST : None

APPROVAL OF MAY 11, 2023 MINUTES: Motion by Hodulik, supported by Kozlowski to approve the May 11, 2023 minutes. Motion approved.

REPORTS

Township Board Representative – Hodulik

1. TAG Tower Lease was signed in June.
2. Big Dump Day on West side June 16 had less accumulated than last year.
3. Pellston schools has on the August 8 ballot, 1.8 mills for 25 years to build a fieldhouse for students and community use.
4. Denise Radican will be Deputy Clerk and Carol Reimann Deputy Treasurer.
5. Christy Kozlowski has designed 3 township flags to be considered for a final design.
6. Roads have been brined and County Road Commission has passed an ordinance with procedures to return Paser 1 and 2 roads back to gravel.
7. Board is developing an Investment Policy that must be in place to invest money at higher rates than offered by CD's.
8. Trail improvements on Phase I this season are to pave approximately 2000 feet from Mundt Road/WBLR intersection going north and to repair limestone portions damaged by the county road commission while doing maintenance on West Burt Lake Road
9. A PAR Grant has been submitted to finance ballot box cameras required for next November.

ZBA -Jontz : Jacobs built a 50 by 80 feet pole barn while the variance on record with the ZBA was for a 40 by 80 feet variance which now requires an additional 800 square feet which will be on the agenda at the July 14 ZBA meeting.

ZONING ADMINISTRATOR-Larson : Lakefront property owner wants to have a 250 sq foot fire pit (without the fire pit), inside the 75 foot lakefront. Information calls are increasing.

PLANNING CONSULTANT – Ken Lane of Beckett & Raeder : Please read several of the Planning Reports in the packet. The second SUP by TAG Towers(Verizon) will not be discussed at today's meeting.

OLD BUSINESS:

HIGH SPEED INTERNET

Kozlowski reported that Spectrum is waiting for the September ROBIN Grant recipients announcement for possible funds which will require expansion of the proposed install area and some additional planning to install high speed fiber in 2024. PIEG has been installing fiber internet for their metered customers, some of which are located on the east side of Burt Township.

MASTER PLAN: The new survey should be worded in a positive way to get better results compared to the 2019 survey which was worded in a negative way. Handouts of the Community Goals and Objectives from the current Master Plan should be reviewed for the next meeting to determine if still appropriate or should be removed. Affordable housing and industrial area expansion and alteration of the land use map should be considered in the new Plan. Towers can only be located in industrial areas presently or on public land.

NEW BUSINESS

ZONING ORDINANCE AMENDMENTS FOR SOLAR: A motion was made by Hodulik, supported by Kozlowski to recommend approval to the Burt Township Board of Trustees zoning ordinance amendment #01 of 2023, an Ordinance to amend the Burt Township Zoning Ordinance, Article II, Rules of Construction and Definitions, Article VI, General Provisions, and Article VII, Supplemental Site Development Standards, pertaining to the regulation of personal and commercial grade solar installations with the few words as amended as just discussed. Motion approved.

SPECIAL USE PERMIT FOR TAG TOWERS,LLC: Not received in time for this meeting and will be rescheduled for the next Planning meeting September 14. They did ask for a special meeting in August. Also discussed is the PIEG request for a 100 foot tower to read smart meters to be located on the lot owned by the township on Crump Road. Concerns raised were location on the lot and maybe it could be located on the East Side Transfer Station, giving the township more options for the Crump Road lot

SPECIAL USE PERMIT DISCUSSION REGARDING THE JACOBS BUSINESS AT 3909 South Extension Road: Neither Home Business or Cottage Industry meet the criteria for this business. A copy of the SUP procedure and form was given to the Jacobs to submit their plan and justification, should they wish to

do so. Also discussed is moving the business to acreage in Tuscarora Township which may take approximately a year to complete, while only doing truck maintenance in the new accessory building..

BRAINSTORM – no comments this meeting.

PLANNING COMMISSION COMMENTS- Janness stated there is an Issue about garbage at the transfer stations which were overflowing during the 4th of July week. Efforts have been made to obtain more dumpsters for the peak holidays of Memorial Day, 4th of July and Labor Day..

PUBLIC COMMENTS – Mr Klebba, next door neighbor of the Jacobs, stated that this area is zoned a residential area and the Jacobs business has a negative effect on his property value, and that a Special Use Permit is not the solution to this situation. Koviak stated that Dave Hutto died June 27 and was a dedicated member of the ZBA and previously the Planning Commission.

MOTION TO ADJOURN – made by Kozlowski, support by Janness. Meeting adjourned at 7:45 p.m.

NEXT MEETING –September 14, 2023, at 7:00 p.m. at the Burt Township Hall

Respectfully submitted,

Carolyn Hodulik, Recording Secretary