

**PLANNING COMMISSION
REGULAR MEETING**

January 27, 2003

4884 W. Curtis St.

MEMBERS PRESENT

Leo Wiley, Chair
Al Leonard, Vice Chair
Richard Donaldson
Jodi Cornwell
Sally Childs
David Kauer

MEMBERS ABSENT

Joni Andary, Secretary

Also, present Sheila Gaines

Chairman Wiley called the meeting to order at 7:40PM. The Commission was introduced to David Kauer township representative who has taken over for Jim Moore.

#1 MOVED: by Sally Childs, second by Al Leonard, to accept the December 9, 2002 meeting minutes as presented. Motion carried.

#2 MOVED: by Jodi Cornwell, second by Sally Childs, to accept the January 27, 2003 meeting agenda as presented. Motion carried.

NEW BUSINESS:

Due to the absence of Zoning Administrator the Commission briefly discussed possible changes that may be needed in the master plan. A future meeting will be held when the Zoning Administrator is present.

At the December 9, 2002 meeting Frantz Jensen requested that the Commission schedule a Public Hearing for a Special Use Permit. A hearing was scheduled to take place on January 13, 2003. On December 11, 2002 notice was received from Mr. Jensen, EUP Car Rental requesting cancellation of hearing.

The meeting adjourned at 8:35PM.

Joni Andary, Secretary

**PLANNING COMMISSION
REGULAR MEETING/PUBLIC HEARING**

February 24, 2003

MEMBERS PRESENT

Leo Wiley, Chair
Joni Andary, Secretary
Jodi Cornwell
Richard Donaldson
David Kauer

4884 W. Curtis St.

MEMBERS ABSENT

Al Leonard, Vice Chair
Sally Childs

Also present Woody VanVolkenburg

Chairman Wiley called the meeting to order at 7:35PM.

#1 MOVED: by Jodi Cornwell, second by Richard Donaldson, to accept the January 27, 2003 meeting minutes as presented. Joni Andary abstains since she was absent for the meeting. Motion carried.

#2 MOVED: by Richard Donaldson, second by Jodi Cornwell, to approve the February 24, 2003 meeting addenda as presented. Motion carried.

Chairman Wiley opened the Public Hearing, Frantz Jensen Special Use, at 7:45PM.

PUBLIC COMMENTS

- Frantz Jensen- I have been here before to request a Special Use however, I ran into problems and had to cancel. 85.5% of my business is from the EUP and rest from out of state. I am requesting a special use permit to sell used cars to upgrade to newer ones. Rent to own cars needs a dealer license. No car repair will take place on the property S & J or Tri County will do all repairs.
- Joan Reed- spoke in favor of the business.
- David Kauer- will car lot extend over the hill?
- Frantz Jensen- No

No other comments or correspondence received in favor of or against Special Use request
Chairman Wiley closed the hearing at 8:00PM.

#3 MOVED: by Jodi Cornwell, second by Richard Donaldson, to grant Frantz Jensen special use to sell used vehicles on parcel #17-008-075-014-00. Motion carried.

General discussion was held with Zoning Administrator VanVolkenburg regarding review of the Master Plan and other items.

Meeting adorned at 8:10PM.

Joni Andary, Secretary

**PLANNING COMMISSION
REGULAR MEETING**

March 10, 2003

MEMBERS PRESENT

Leo Wiley, Chair
Al Leonard, Vice Chair
Joni Andary, Secretary
Jodi Cornwell
Sally Childs
Richard Donaldson

4884 W. Curtis St

MEMBERS ABSENT

David Kauer

Also, present Woody VanVolkenburg.

Vice Chair Leonard called the meeting to order at 7:35PM.

#1 MOVED: by Sally Childs, second by Richard Donaldson, to accept the February 24, 2003 meeting minutes as presented. Motion carried.

#2 MOVED: by Jodi Cornwell, second by Sally Childs, to approve the March 10, 2003 meeting agenda as presented. Motion carried.

PUBLIC COMMENTS:

None

NEW BUSINESS:

- Reviewed and discussed Zoning Ordinance amendment #1.100-E, to Section 16.02.
- Commission members reviewed and discussed Sign Ordinance #1.129 through section #2.

The 2003-2004 meeting dates were received no action taken.

Commission Members also received a computer disk for informational purposes regarding possible future Master Plan Amendments. Zoning Administrator VanVolkenburg requested everyone review the information for input at a later time.

CORRESPONDENCE:

Ray & Sharon Wynn – regarding case #SLU03-1

The meeting adjourned at 8:40PM.

Joni Andary, Secretary

**PLANNING COMMISSION
REGULAR MEETING**

March 24, 2003

MEMBERS PRESENT

Leo Wiley, Chair
Al Leonard, Vice Chair
Joni Andary, Secretary
Jodi Cornwell
Sally Childs
Richard Donaldson
David Kauer

4884 W Curtis St

MEMBERS ABSENT

Also, present Woody VanVolkenburg and Sheila Gaines.

Chairman Wiley called the meeting to order at 7:35PM.

#1 MOVED: by Sally Childs, second by Al Leonard, to accept the March 10, 2003 meeting minutes as presented.

#2 MOVED: by Sally Childs, second by Al Leonard, to approve the March 24, 2003 meeting agenda as written. Motion carried.

PUBLIC COMMENTS:

None

NEW BUSINESS

#3 MOVED: by Jodi Cornwell, second by Joni Andary, to approve Debra Hill's Home Business Application requesting to open a Sewing Business located on property #17-008-260-360-00 aka 6 Brian Circle. Motion carried.

#4 MOVED: by Sally Childs, second by Richard Donaldson, to recommend that the Township Board proceed with public hearing and adoption of Sign Ordinance #1.128. Motion carried.

#5 MOVED: by David Kauer, second by Sally Childs, to recommend that the Township Board proceed with public hearing and adoption of Zoning Ordinance #1.100E Amendments. Motion carried.

Zoning Administrator VanVolkenburg informed the Commission that he is also working on an Ordinance for Emergency Services and Cost Recovery.

The meeting adjourned at 8:30PM.

CORRESPONDENCE:

March Michigan Planner

Joni Andary, Secretary

**PLANNING COMMISSION
REGULAR MEETING**

April 14, 2003

4884 W Curtis St.

MEMBERS PRESENT

Leo Wiley, Chair
Al Leonard, Vice Chair
Jodi Cornwell
Sally Childs

MEMBERS ABSENT

Joni Andary, Secretary
David Kauer
Richard Donaldson

Also, present Woody VanVolkenburg and Sheila Gaines.

Attendance: 4

Chairman Wiley called the meeting to order at 7:35PM.

#1 MOVED: by Sally Childs, second by Al Leonard, to accept the March 24, 2003 meeting minutes as presented. Motion carried.

#2 MOVED: by Sally Childs, second by Jodi Cornwell, to approve the April 14, 2003 meeting agenda as presented. Motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

Chippewa County Road Commission submitted renewal application and payment for their quarry. Zoning Administrator VanVolkenburg states that there are no changes to the site and has approved the application.

Montgomery Aggregate submitted an application for quarrying pit located on Wilson Road. According to the Zoning Administrator all paper work has been received with the exception of soil erosion approval. Commission members discussed concerns regarding the speed of trucks and dust problems that this may cause to the residents living on Wilson Road. Representatives from Montgomery Aggregate stated their truck drivers would obey all speed limits and deal with any complaints received immediately. The dust should not be a concern because all loads hauled out of the pit will be covered when necessary.

#3 MOVED: by Al Leonard, second by Sally Childs, to approve Montgomery Aggregate Products, Inc. Quarry Applications for quarrying DNR pit located on Wilson Road. Motion carried.

DISCUSSION

Commission Members were informed that the Township Board will hold hearing June 2, 2003 for Ordinance's #1.129, 1.128 and 1.100E. The Commission also, received information regarding land use reform and understanding planning & zoning.

CORRESPONDENCE

March MTA News
April Michigan Planner

Meeting adjourned at 8:35PM.

Joni Andary, Secretary

**PLANNING COMMISSION
REGULAR MEETING**

May 12, 2003

MEMBERS PRESENT

Leo Wiley, Chair
Al Leonard, Vice Chair
Jodi Cornwell
Richard Donaldson

4884 W Curtis St.

MEMBERS ABSENT

Joni Andary, Secretary
David Kauer
Sally Childs

Also, present Woody VanVolkenburg and Sheila Gaines.

Attendance: 3

Chairman Wiley called the meeting to order at 7:40PM.

#1 MOVED: by Al Leonard, second by Jodi Cornwell, to accept the April 14, 2003 meeting minutes as presented. Motion carried.

#2 MOVED: by Jodi Cornwell, second by Al Leonard, to approve the May 12, 2003 meeting agenda as presented. Motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

Commission Members received a home Business affidavit from Heather Cook who would like to open a Dog Grooming Business in her home. Commission Members are in favor of the request providing there is no over night boarding.

#3 MOVED: by Jodi Cornwell, second Richard Donaldson, to approve Heather Cooks Home Business /Office Affidavit to provide Dog Grooming services in her home. Motion carried.

A site plan was presented by Ivan Hansen of Hansen Investments requesting to purchase Lot #3 of Commercial Plat 1 to open an Airborne Express and Subway shop.

#4 MOVED: by Richard Donaldson, second by Jodi Cornwell, to approve site plan presented by Hansen Investments. Motion carried.

#5 MOVED: by Jodi Cornwell, second by Leo Wiley, to approve sending up to four Commission Members to the June 23, and July 24, 2003 MTA Summer Evening Zoning Series in Gaylord, MI. Motion carried.

DISCUSSION

M-80 Expansion

CORRESPONDENCE

May MI Planner

Meeting adjourned at 8:30PM.

Joni Andary, Secretary

**PLANNING COMMISSION
REGULAR MEETING**

The June 9, 2003 meeting canceled. School election and no agenda items for members.

**PLANNING COMMISSION
REGULAR MEETING**

July 14, 2003

MEMBERS PRESENT

Al Leonard, Vice Chair
Jodi Cornwell
Richard Donaldson
Sally Childs
David Kauer

4884 W. Curtis St.

MEMBERS ABSENT

Leo Wiley, Chair
Joni Andary, Secretary

Also, present Sheila Gaines, Woody VanVolkenburg and Township Board Members.
Attendance: 10

Vice Chair Leonard called the meeting to order at 7:35PM.

#1 MOVED: by David Kauer, second by Richard Donaldson, to accept the May 12, 2003, regular meeting minutes as presented. Motion carried.

#2 MOVED: by Jodi Cornwell, second by Sally Childs, to approve the July 14, 2003, meeting agenda as presented. Motion carried.

PUBLIC COMMENTS: None

NEW BUSINESS:

David & Linda Schmalz submitted a site plan for a pet shop they would like to open. Commission members asked if the business would include the sale of dogs. Owner's state they will not be selling dogs or cats. Rabbits will be for sale and they understand that they will need to have regular inspections done and plan to pass out care sheets to who ever may purchase them. Planning Members discussed the use of building 316 that is currently occupied by Rent-A-Wreck. Erich Frimberger owner of Rent-A-Wreck submitted a letter dated June 18, 2003, to the township board requesting continuation of his lease for building 316. His letter also, states that he plans to continue the sale of used vehicles. Planning members state that the sale of vehicles is a violation since he never submitted information requesting a special use permit.

#3 MOVED: by Sally Childs, second by David Kauer, to approve site plan submitted by David & Linda Schmalz DBA Kincheloe Kritters. Motion carried.

Commission Members received notification from Zoning Administrator regarding approval of Postma land division.

CORRESPONDENCE:

June Michigan Planner

Meeting adjourned at 8:00PM.

Joni Andary, Secretary

**PLANNING COMMISSION
REGULAR MEETING**

The August 11, 2003 meeting canceled. No agenda items for members.

**PLANNING COMMISSION
REGULAR MEETING**

September 8, 2003

4884 W. Curtis St.

MEMBERS PRESENT

Leo Wiley, Chair
Al Leonard, Vice Chair
Joni Andary, Secretary
Richard Donaldson
David Kauer

MEMBERS ABSENT

Jodi Cornwell
Sally Childs

Also, present Woody VanVolkenburg.

Attendance: 4

Chair Wiley called the meeting to order at 7:35PM.

#1 MOVED: by Richard Donaldson, second by Al Leonard, to accept the July 14, 2003, regular meeting minutes as presented. Joni Andary abstained, as she was not present for the meeting. Motion carried.

#2 MOVED: by Richard Donaldson, second by Al Leonard, to approve the September 8, 2003, meeting agenda as written. Motion carried.

PUBLIC COMMENTS:

- Fair Road resident complained about being sited by the Zoning Administrator concerning an unlicensed plow truck in his yard. He asked why he needed to be in compliance. According to the Zoning Administrator, the vehicle is considered "junk" under the "Junk Ordinance" because it is not licensed. Commission members agreed that they might need to revisit the ordinance. Zoning Administrator VanVolkenburg will present the issue to the Township Board.

NEW BUSINESS:

Carl Savoie presented a business site plan to build a storage/workshop on Degenova.

#3 MOVED: by Al Leonard, second by David Kauer, to approve Carl Savoie's business site plan as presented. Motion carried.

Roger Weir of 7 White Pine Way presented a registration request for a home business. He would like to start a private customer towing business at his resident. His plan states that there will no vehicles stored on his property they will be towed to repair shops. Commission members reminded Mr. Weir about hours of operation.

#4 MOVED: by David Kauer, second by Al Leonard, to approve Roger Weir aka Full Force Towing to operate a home business towing service with a six review (April 30, 2004). Motion carried.

Zoning Administrator VanVolkenburg and Commission Members discussed Thompson's Salvage Yard re-licensing. Commission is concerned about the continual non-compliance. Woody recommends notifying the owner of shut down after next year. Commission members directed Woody to contact Mr. Thompson and request, in writing, a timetable of when he will be in compliance. The information submitted to the Commission by October 13, 2003.

A & L Salvage Yard re-licensing request. Zoning Administrator VanVolkenburg commented on the exemplary operation at A & L.

#5 MOVED: by Al Leonard, second by Richard Donaldson, to approve A & L Salvage Yard re-licensing. Motion carried.

CORRESPONDENCE:

July & August Michigan Planner

Meeting adjourned at 8:30PM.

Joni Andary, Secretary

**PLANNING COMMISSION
REGULAR MEETING**

October 13, 2003

4884 W. Curtis St.

MEMBERS PRESENT

Leo Wiley, Chair
Al Leonard, Vice Chair
Joni Andary, Secretary
Richard Donaldson
Sally Childs

MEMBERS ABSENT

Jodi Cornwell
David Kauer

Also, present Sheila Gaines and Woody VanVolkenburg.

Attendance: 4

Chair Wiley called the meeting to order at 7:30PM.

#1 MOVED: by Joni Andary, second by Sally Childs, to accept the September 8, 2003, meeting minutes as presented. Motion carried.

#2 MOVED: by Sally Childs, second by Joni Andary, to approve the October 13, 2003, meeting agenda as written. Motion carried.

PUBLIC COMMENT:

None

NEW BUSINESS:

#3 MOVED: by Richard Donaldson, second by Sally Childs, to recommend that the township Board re-appoint Jodi Cornwell and Richard Donaldson for an additional three years. Motion carried.

#4 MOVED: by Richard Donaldson, second by Al Leonard, to accept the Planning Budget the same as 2003-2004. Motion carried.

#5 MOVED: by Sally Childs, second by Joni Andary, to approve Robert Forte's Home Business Painting & Pressure Cleaning business as presented. Motion carried.

#6 MOVED: by Joni Andary, second by Sally Childs, to approve Karen Jewell's request to transfer "Grandma's House Child Care" business from 54 Evergreen Drive to 62 Evergreen Drive, Kincheloe, MI 49788. Motion carried.

#7 MOVED: by Sally Childs, second by Joni Andary, to approve location as required under the Zoning Ordinance for quarrying operations as defined in the Quarry Ordinance for property #17-008-071-002-00 description T45N R2W Sec 21 S1/2 of NE ¼. Motion carried.

#8 MOVED: by Joni Andary, second by Al Leonard, to approve Phil Postma's Quarry Application for the extraction of topsoil on property #17-008-071-002-00 for the sell to Great Lakes Excavating. Motion carried.

Jim Thompson operator of Thompson Junk Yard requested clarification regarding non-compliance items on application. Commission Members, Zoning Administrator and Mr. Thompson discussed areas needing improvement. The Commission directed Zoning Admin VanVolkenburg to revisit the site and present findings. This item will be on the next Board agenda.

Planning members received information and pictures regarding Small Town Design for review. Zoning Administrator VanVolkenburg informed the Commission that "Sky McFlys" maybe re-opening.

CORRESPONDENCE:

MTA Faxes
Capitol Currents- Land Use Report
Michigan Planner

Meeting adjourned at 8:40PM.

Joni Andary, Secretary

**PLANNING COMMISSION
REGULAR MEETING**

October 27, 2003

MEMBERS PRESENT

Leo Wiley, Chairperson
Joni Andary, Secretary
Jodi Cornwell
Richard Donaldson

4884 W. Curtis St.

MEMBERS ABSENT

Al Leonard, Vice Chair
Sally Childs
David Kauer

Also, present Woody VanVolkenburg and James Thompson. Chairman Wiley called the meeting to order at 7:30PM.

#1 MOVED: by Joni Andary, second by Richard Donaldson, to accept the October 13, 2003, meeting minutes as presented. Motion carried.

#2 MOVED: by Jodi Cornwell, second by Richard Donaldson, to approve the October 27, 2003, meeting agenda as written. Motion carried.

PUBLIC COMMENTS:

None

NEW BUSINESS:

At the October 13, 2003, meeting the Commission discussed the re-licensing of Thompson Junk Yard. Commission members and Zoning Administrator VanVolkenburg outlined areas of non-compliance. James Thompson, Operator stated that he had corrected all non-compliance areas. A site visit by Zoning Administrator VanVolkenburg on October 21, 2003, found a majority of the violations corrected.

Mr. Thompson addressed issues concerning improvements. One area of concern is illegal dumping on the property. Apparently people just stop by and drop off items without consulting the owner. Zoning Admin VanVolkenburg advised Mr. Thompson to place signage stating that they do not condone dumping without permission. Without the sign legally the township cannot do anything. Consensus of the Planning Board is that Mr. Thompson has made a lot of improvement. However, there is still a lot that needs to be addressed.

#3 MOVED: by Richard Donaldson, second by Leo Wiley, to approve Thompson's Junk Yard re-licensing for one year on the condition that violations cease, proper signage placed on the property and that they continue improvements. Motion carried.

Discussion held on general updates.

Meeting adjourned at 8:05PM.

Joni Andary, Secretary