

PLANNING COMMISSION MEETING MINUTES-APRIL 4, 2023

The meeting was called to order at 4:00 pm by chairperson Larry Shaffer.

MEMBERS PRESENT: Phil Bontrager, Lou Lundquist, Larry Shaffer, Jenny Irvine, Jeff Cuthbertson, Christine Lundquist, Nancy Griswold (via zoom).

AGENDA: Larry requested the addition of discussion related to an upcoming review of a conditional use permit related to the property where the former Northshore Lodge is located. The amended agenda was adopted on a motion by Christine with support by Jeff.

MINUTES: The minutes from the March 23, 2023 meeting were approved on a motion by Lou with support by Phil.

PUBLIC COMMENT: Karen Brzys asked about the changed time of the meeting. Larry noted that the change is noted in the last minutes and was done because of conflicts with Holy Week schedules for some members. Bob Stocking asked what the next steps would be for the Master Plan if it is passed by the Planning Commission. Larry indicated that it would then go to the Township Board where it could be accepted, rejected or amended.

CONDITIONAL USE PERMIT: A public hearing will be scheduled for May 11 at 6:00pm related to the conditional use permit submitted by PBD Enterprise related to the property where Northshore Lodge is located. The Zoning Administrator has identified some issues that are being reviewed by the Township's attorney. Jeff noted that a detail site plan, rather than the rough drawing submitted, should be requested for that meeting. He indicated a 604 compliant plan is required. Christine asked that the issue of septic be included in the review with the applicant. Jeff asked that the Zoning Administrator inform the Planning Commission of any other agencies that need to approve the proposed development such as DNR, health department, etc. It was noted that it will be up to the Township to determine how much of the legal opinion will be shared at the next meeting. The May 11 meeting will proceed, but the discussion will remain open if the detail site plan is not submitted on time.

DELIBERATION OF MASTER PLAN: Larry asked for member comments. Several adjustments were suggested to modify/clarify the report.

- Christine requested that on page 40, in the discussion of the sewer system, the word "must" should be changed and the statement should indicate the system and related funding will continue to be developed and investigated so the Township is prepared it is required by the State and/or a major funding mechanism is identified that could reduce consumer costs.
- Jeff suggested that the "transportation" section should include expansion/improvements to the airport to make it more feasible for additional users.
- Christine noted that the word "residential" needs to be added into the future use item for the downtown district on page 50. This was questioned at the last meeting.
- Phil requested that the column headings on pages 49-52 be adjusted to indicate they are "options" for Future land use and Strategies.
- Christine suggested housing goals on page 66 should be amended to suggest the Township consider something like Workforce Affordable Housing Trusts. It was noted by an audience member that the Alger County Land Bank program might be able to assist with this.
- Jenny suggested that the Township consider forming citizen committees related to topics of interest and that emphasis be placed upon protection of the Bay area. She suggested adding that prioritizing maintenance of current systems and structures should be included.
- Phil & Jeff suggested that a black and white copy of the plan without all the graphics be provided as a working copy with required maps included as separate more readable attachments.

- Christine requested clarification of terms used on page 67 under Future Land Use and Zoning. Larry explained that Form-based zoning relates to how property looks as opposed to how it is used. An overlay district allows for increases in density in exchange for something else the Township desires.

ADOPTION OF AMENDED MASTER PLAN: Larry read the resolution, with noted adjustments to be made. Motion by Jeff with support by Jenny to approve the revised resolution. The resolution was adopted on a unanimous roll call vote.

OTHER: Christine noted the zoning training the Township has identified for the Planning Commission members.

PUBLIC COMMENT: Elise Cormier asked about the status of the Coastal Resiliency grant. Larry indicated he would look into it before the next meeting. Audience members indicated they liked the idea of a more readable report and the idea of citizen committees being formed to assist the Township.

ADJOURNMENT: The meeting was adjourned on a motion by Lou with support by Jenny.