

PLANNING COMMISSION MINUTES - NOVEMBER 30, 2023

The meeting was called to order by Chairman Larry Shaffer at 5:30 pm.

MEMBERS PRESENT: Larry Shaffer, Jenny Irvine, Lou Lundquist, Walt Mixon, Phil Bontrager, & Christine Lundquist (arrived at 5:50).

AGENDA: The agenda was approved on a motion by Walt with support by Jenny.

MINUTES: Minutes from the 5:00 meeting on November 16, 2023 were approved on a motion by Lou with support by Walt.

Minutes of the 6:30 meeting on November 16, 2023 were approved on a motion by Phil with support by Lou.

PUBLIC COMMENT: None at this time.

SHORELINE PROTECTION DISCUSSION: The Commission reviewed the Shoreline Resiliency Report received from Barry Hicks at the Land Information Access Association. It was generally agreed that there was not a lot of surprising information in the report, but that it would be useful for the Township when looking for grants and other funding to assist with protection of the Bay. On a motion by Phil with support by Lou, the following resolution to incorporate the report as an addendum to the Master Plan, was passed on a roll call vote with all members voting in favor. The report will be forwarded to the Township Board for review and possible required 42 day posting for public review:

PLANNING COMMISSION RESOLUTION REQUESTING REVIEW AND APPROVAL FOR DISTRIBUTION OF THE 2023 MASTER PLAN AMENDMENT BY THE BURT TOWNSHIP BOARD.

WHEREAS, the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) is the state enabling statute which states the roles and responsibilities for adopting a community master plan amendment; and WHEREAS, the planning commission has made careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions; and

WHEREAS, the planning commission has consulted with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided; and

WHEREAS, the planning commission has cooperated with all departments of the state and federal governments, public transportation agencies, and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and has sought the maximum coordination of Burt Township's programs with these agencies.; and

WHEREAS, the planning commission has completed a thorough review of the completed draft plan amendment; and

WHEREAS, MCL 125.3841, a section of the Michigan Planning Enabling Act, states that the planning commission shall submit the proposed master plan to the legislative body for review and comment and shall not proceed further unless the legislative body approves the distribution of the proposed master plan; and

WHEREAS, MCL 125.3841 also provides that, if the legislative body approves the distribution of the proposed master plan, it shall notify the secretary of the planning commission, and the secretary of the planning commission shall submit a copy of the proposed master plan to all statutorily required entities and initiate a public review period of forty-two (42) days; and

WHEREAS, MCL 125.3843, a section of the Michigan Planning Enabling Act, provides that the legislative body by resolution and upon its review may assert the right to be the final approving body for the master plan;

NOW THEREFORE BE IT RESOLVED by the Burt Township Planning, Commission:

The Burt Township Planning Commission requests the Burt Township Board to review the draft 2023 Master Plan Amendment and to approve its distribution to all statutorily required entities and the public at-large.

Yeas:

Nays:

Absent:

I, _____, _____, do hereby certify that the foregoing is a true and original copy of a resolution adopted by Burt Township Planning Commission at a Regular Meeting thereof held on the ___ Day of December, 2023.

<<Seal here, if a seal is available>>

Signature

ZONING BYLAWS: Consultant Pat Coleman joined the meeting via zoom. Pat indicated he would like to focus discussion on the “Inland Buffer Zone”. He indicated that the National Park has still not responded to requests for further information on their position regarding the area in question, and it has been approximately two months since the request was made.

Walt noted that the lumber companies have started selling some property to individuals. Individuals buying property that fall under the Commercial Forrest Act lose that designation and the related tax break unless they apply for it and allow public access. Discussion ensued related to the original act establishing the National Lakeshore and the required Inland Buffer Zone, noting that is all we have to work with unless/until the Park Service provides additional information. It appears the intent is to protect watershed areas around the park and limit development in that area. The Township currently has multiple Inland Buffer Zone areas in the zoning plan and the Commission reviewed the reasons and/or need for multiple zones. After significant discussion, it was agreed that one Inland Buffer Zone would be feasible in the updated zoning ordinance. It was agreed that except for those smaller parcels already in existence within the Inland Buffer Zone, any future sales would be required to be in 20 acre parcels or more. Pat noted that road standards might affect who would buy and build in the area. Phil noted that, as an ambulance volunteer, he could verify that they often utilize 2-track roads to get to people in need.

Motion by Walt with support by Phil to create one Inland Buffer Zone with 20 acre parcel requirements, except those smaller ones already in existence. Motion carried.

OTHER: The commission members agreed to the next meeting being held on Tuesday, December 12 at 3:00 pm.

Phil noted that we need to work on the bylaws for the Commission as requested by the Township Board. Larry noted that Jeff Cuthbertson has indicated that he expects to resign from the Commission due to time and distance issues, but he has not provided anything in writing.

PUBLIC COMMENT: None at this time.

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