

## **PLANNING COMMISSION MINUTES - NOVEMBER 21, 2024**

The meeting was called to order at 6:02pm by chairman Larry Shaffer. He noted that the Township Board will be selecting a new member of its board to serve on the Planning Commission at its next meeting.

**MEMBERS PRESENT:** Larry Shaffer, Phil Bontrager, Christine Lundquist, Walt Mixon, Rod Lowe

**AGENDA:** Motion by Christine with support by Walt to approve the agenda as presented.

**MINUTES:** Motion by Rod with support by Phil to approve minutes from 8/22/24, 10/18/24, and 10/22/24.

**PUBLIC COMMENT:** Larry read letters received from Bob and Patti Hughes dated 10/20/24 and from Victor Senk dated 10/27/24. He will forward them to the consultant for further review. Mr. Senk noted that the maps need to be updated. Larry noted that we are awaiting updates from the consultant.

Newly elected Township Supervisor, Jon Babbitt, asked about the old vs. proposed zoning ordinance, noting he has heard a lot from constituents on the issue. Discussion ensued.

**REVIEW OF DRAFT ZONING ORDINANCE:** In Jenny's absence, it was decided to wait until the next meeting to continue review of her list. Christine noted she had a sizable list for review and other members noted they had review issues, too. It was decided to start with the list Christine has compiled.

Christine noted there were several sections in the document where the section detail was misnumbered. These are among the corrections needed as it is very confusing. She wrote her notes using the number on the primary title of each section, assuming the underlying detail should be corrected.

**ARTICLE 2:** There are numerous items to be addressed.

1. A definition for Accessory Dwelling Unit (ADU) is needed, and ECHO Housing should be removed.
2. Page 2-3 under Back Country Shelter, the reference to section 7.15.1A is incorrect. It should be section 7.13.1.A.2
3. Page 2-5 Building Addition to Existing Building - reference to Sec. 7.33 should be 7.32
4. Page 2-6 The references under Building Height should be changed to Sections 7.10 & 7.11. (7.12 is blank).
5. Page 2-12. Delete ECHO housing
6. Page 2-19 under Lot of Record- there are 3 references to Keweenaw County.
7. Page 2-25 under Restrictive Covenant, should reference Section 10.12.30 (the current reference is to sexually oriented business).
8. Page 2-25 under Private Road, correct reference to Keweenaw County.

9. Page 2-28 under Temporary Use or Building, should reference Section 7.13. (Note numbering error on pg 7-6).

Page 2-32. Need to add ADU and delete ECHO.

Page 2-32 Delete R(1&3), R-2, and RS(1&2)

ARTICLE 4: There are multiple issues on pages 4-20 thru 4-22 on Table 4-2.

1. Amateur Radio-ref should be to Sec. 7.10D
2. Boathouses- ref to Sec. 6.2.5? Should this be 6.3.2G? Ref to Sec. 7.9 does not make sense.
3. Decks and Patios - should ref be to Sec. 7.8.6?
4. Dog Shelter - ref to Sec. 7.9 does not make sense. Unsure what to put here.
5. Flagpoles - ref should be to Sec. 7.10E
6. Garages & Small Sheds - ref to Sec 7.9 does not make sense and 7.15 should be changed to 7.13.
7. Garage Sales - change reference to 7.13.J.
8. Gazebos, etc - do not understand ref. to Sec. 7.9.
9. Greenhouses - do not understand reference to Sec. 7.9.
10. HVAC UNITS- Should ref. to Sec 7.11 be changed to 7.9.E.1?
11. Home Occupations - should Sec. 10.12.18 be changed to 7.15?
12. Outdoor storage - ref to Sec 7.9.5 does not make sense. Unsure what it should be.
13. Outdoor tennis court - ref to Sec 7.9 does not make sense. Unsure what it should be.
14. Outdoor walkways - do not understand ref to Sec 7.10.C.
15. Outdoor furnace - change reference to 7.88.
16. Pole Barn- do not understand ref to Sec 7.9.
17. Pump houses- do not understand ref to Sec 6.2.5.
18. Sauna - do not understand ref to Sec 7.9.
19. Security Station - unsure what this is and ref to Sec 7.9.
20. Swimming pools- ref should be Sec 7.8.7.
21. Temporary contractor building - ref s/b Sec 7.13.1.C
22. Temporary Buildings incidental to Schools & Churches - references should be changed to Sec 7.13.1.E.
23. Temporary Housing - ref should be to Sec 7.13.1.B
24. Temporary Real Estate or Property - ref should be to Sec 7.13.1.D
25. Temporary Roadside Stand - ref should be to Sec 7.13.1.H
26. Tents & yurts - ref should be to Sec 7.13.1.A
27. Back Country Shelters- ref should be Sec 7.13.1.A.2
28. Bus Shelter- 7.9.3.A & 7.9 4.C do not exist and should be removed. Change ref to 7.15 1.L to 7.13.1.L.
29. ADU Unit - ref should be to Sec 10.12.10.
30. Mobile Sawmills - ref should be to Sec 7.13.q.K.

On page 5-1, Sec 5.2.B ref should be changed to Sec 7.8

Page 6-2 under 6.3.2.C "figure 6-2" should be 'Figure 6.1'.

Page 6-2 under 6.3.2.G should we specify Sec 7.29?

Page- 7-2 section 7.7 detail is misnumbered as 7.8.  
Page 7-3 under Sec 7.8.C.2 there are references to sections 7.9.1.C.1 and 7.9.5 which do not exist.  
Page 7-6. Sec 7.11 there is reference to Sec 6.12 which does not exist.  
Page 7-6. Section 7.13 detail is mislabeled as 7.15.  
Page 7-10 Sec 7.15 E - second to last line has run-on word "areaf".  
Page 7-11 typos in F & G with run-on words ("anyneed", "whichcreates" & "visualor")  
Page 7-11 Sec 7.16 how do we define "recreational structure"?  
Page 7-12 Reference at top of page should be Sec 7.13.1.B  
Page 7-14 thru 7-15 Sec 7.25 detail shows as 7.26  
Page 7-15 Sec 7.25.1.G ref to Sec 7.26.2?  
Pages 7-16 thru 7-18 Section 7.27 detail labeled 7.28 in error.  
Page 7-18 thru 7-20. Section 7.28 detail labeled 7.29 in error.  
Page 7-18 Private Road letter A references Sec 7.29 which is Dock Standards?  
Page 7-23. Sec 7.34.B.1 references 10.12.14 which relates to gasoline & Auto service?  
Page 9-2. Sec 9.3.A references 10.12.13 which does not exist.  
Page 10-2 reference to "Part IV of Article 18" was questioned. It is explained on page 18.1.  
Page 10-3 Sec 10.5.1.J reference to Sec 21.7 Municiple Civil Infraction does not make sense.  
Page 10-6 Sec 10.12.4.A.3 ref to Sec 15.4 " required vegetation" was questioned.  
Page 10-10 Sec 10.12.14.D.7 ref to Sec 15.4 was questioned.  
Page 10-13 Sec 10.12.25.I. Change Sec 14.1 ref to Sec 14.  
Page 10-26 Sec 10.12.36.B ref to Sec 15.4 was questioned.  
Page 10-29. Spelling of marijuana  
Page 12-9. Sec 12.6.6.A ref to required actions in 6.5.3 - what is this? Also referenced in 18.5.11.

That was as far as Christine's review had gotten, and due to the late hour it was decided to hold off on items from other members.

**OTHER:** It was agreed that another meeting on the proposed ordinance would be held on Monday, November 25, 2024 at 6:00pm.

**PUBLIC COMMENT:** Ms. Senk thanked the Commission for their effort. Mr. Senk noted he will be sending an email asking about some definitions. Phil Bontrager indicated he would like to see some of the longer paragraphs in the proposed ordinance broken up to make it easier to read.

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