

CHARTER TOWNSHIP OF CHOCOLAY
PLANNING COMMISSION MEETING MINUTES
MONDAY, APRIL 5, 2010

I. Meeting Called to Order at 7:30 P.M. /Roll Call

Present: Chairman Al Denton, Kendell Milton, Estelle De Vooght, Andy Sikkema
Absent excused: Steve Kinnunen;
Un-excused: Andy Smith
Staff Present: Tina Fuller, Interim Zoning Administrator

II. Approval of March 1, 2010 Minutes

Estelle De Vooght moved, *Andy Sikkema*, Seconded to approve the March 1, 2010 Planning Commission meeting minutes.

AYES 5 NAYS 0 MOTION CARRIED

III. Additional items/approval of Agenda

Ken Tabor moved, *Andy Sikkema*, Seconded to approve the April 5, 2010 Planning Commission Agenda as presented.

AYES 5 NAYS 0 MOTION CARRIED

IV. Public Hearings

A. Proposed Zoning Amendment 34-10-02

IV. Zoning District Regulations

Add to Zoning District, High Density Residential District (R-2) (Harvey), as a Conditional Use Permit- General Office, Nursing Homes, and Medical/ Veterinary Clinics.

V. Public Comment

Paul Wolfson- from Select Realty commented on proposed Zoning Amendment 34-10-02. They have a pending sale of the property. This use was also previously allowed under Conditional Use.

Greg Perttula- CFO at Bell hospital commented regarding the process of rezoning and that they would like to get the medical and the clinic conditional use for the property and provide the Township with tax revenues.

VI. Presentations

None were scheduled

VII. Old Business

a. Comprehensive Plan update.

Ms. Fuller stated the Township was officially awarded a Coastal Management Grant to assist the Township with updating the Townships Comprehensive Plan. The first step would be to form a subcommittee meet to review our current Township Comprehensive Plan to see what chapters needed to be modified and topics to consider adding. De Vooght questioned why we needed to update the Comprehensive plan when we just paid \$40,000. Denton stated, the board should take a look at it every couple of years, Not to rewrite it: just to see if it needs updating. Have Superior Watershed Partnership take a look. Get somebody at CABA and NMU to form a full committee.

b. Zoning Amendment 34-10-03 Section IV. of Zoning Ordinance.

Denton, which one do we suggest to the board. We don't have anything from Township attorney. We have sample definitions of general office and veterinary clinics. **General Office:** The office of a recognized profession maintained for the conduct of that profession, such as doctor, lawyer, real estate, and architect/engineering firm; or A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. An office shall not include a clinic or the production, distribution or sales of goods or commodities which are physically located on the premises **Veterinary Clinics:** A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use; or a place used for the diagnosis, care, and treatment of sick, injured, or infirmed animals or those in need of medical or surgical attention. Such a place may include provision for temporary boarding of animals for treatment, observation, or recuperation.

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Andy Sikkema moved, *Ken Tabor*, Seconded to hold a public hearing next month for proposed zoning amendment #34-10-03, which will propose to add the following definition for **General Office**: A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. An office shall not include a clinic or the production, distribution or sales of goods or commodities which are physically located on the premises and **Veterinary Clinics**: A place used for the diagnosis, care, and treatment of sick, injured, or infirmed animals or those in need of medical or surgical attention. Such a place may include provision for temporary boarding of animals for treatment, observation, or recuperation to the Township Zoning Ordinance.

AYES 5 NAYS 0 MOTION CARRIED

VIII. New Business

a. Fire Hall locations.

Chief Gary Johnson is in the process of writing RFP design requirements for a new fire hall. Not in a position to build within next few years and will not be able to get a grant until the project is "shovel ready". They are currently looking at sites and have concerns about space. They are considering a 15, 000 square foot building. The current fire hall will have to stay until new building is finished. To look at in future, this new hall will need to be around 30 to 40 years if not longer. The Township is looking at municipal water and will need a Water Department; The Police Department continues to grow. In your packet information from County Planner Eric Anderson, he put every address on map and how many driving miles to those areas. There were two good locations- one next to Meister's and the other next to Silver Creek School. Denton asked if there was a big advantage to having fire hall at those locations and is in favor of the fire department staying at the current locations.

A. Good access to US 41 and M-28, near population, churches, schools etc...

B. The department needs to get plans in place.

Kendell Milton moved, *Andy Sikkema*, Seconded to table further discussion until the next meeting.

AYES 5 NAYS 0 MOTION CARRIED

b. Alternative Energy Discussions

Last year the Planning Commission established a subcommittee to explore an Alternate Energy Ordinance. There are some communities that discuss alternative energy in their Comprehensive Plan and create an overlay district that becomes part of the Zoning Ordinance. It would be good to get a professional involvement so our measurements are accurate. Should we do something jointly with the City of Marquette or Sands Township?

Ken Tabor moved, *Estelle De Vooght*, seconded to have the subcommittee for Alternative Energy start up again. Also to include a chapter in our Comprehensive Plan Dealing with Alternative Energy. The Planning Commission will then explore if they want to create an overlay district or just include language part of the existing zoning ordinance under Section IV. General Provisions

AYES 5 NAYS 0 MOTION CARRIED

c. Park Analysis

- *Green Bay Street River Access-*
- *Green Garden Road River Access -*

Denton- Township supervisor said send letter to people within 300 feet. Thinks maybe the DNR needs to complete a trail because a lot of people go fishing there. There's room for parking spots there and a sign at each location that says it's Township property would be nice. It's open to the public and you can take your grandchildren down there and fish if you want. Lets maintain these areas for fishing access. The banks and road areas at both locations need to be repaired to prevent further erosion. *See attached recommendations-*

d. Township Sign Ordinance

We need a motion to hold a public hearing in the next month to review the proposed Sign Ordinance.

Ken Tabor moved, *Estelle De Vooght* seconded, to hold a public hearing to discuss the proposed sign ordinance at the May 3, 2010 Planning Commission. *Kendell Milton* is appointed to serve on the Sign Ordinance subcommittee.

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IX. Public Comment

Jill Bradford discussed fire department cars and what happens with junk cars on the training site. Ms. Bradford also talked about alternate energy GEO thermal and which system recommendation may be better and the environmental impact of an open system.

X. Commissioners Comment

Mr. Denton announced his retirement - this is his last meeting.

XI Director's Report

Tina Fuller will be sitting in for Jennifer Thum until she returns from maternity leave.

XII. Informational Items and Correspondence

Letters

XIII. Adjournment - *Al Denton* moved, *Ken Tabor* Seconded to adjourn the meeting at 8:45 P.M.

Albert Denton, Chairperson