

Superior Township Planning and Zoning Committee
Brimley, Michigan 49715

Minutes, May 8, 2018 Meeting

Meeting called to order by Rick Plunkett at 6 p.m. at Willabee's Lobby.

Present: Rick Plunkett, George Kinsella, Elgon Ellis, Matthew Maki
Not Present: Ken Belk

Minutes from prior meeting (March 7, 2018) distributed for review.

- Motion to accept minutes: Elgon
- Second to motion: George
- Discussion: George reiterated the importance of holding regularly scheduled meetings not just for zoning but also to perform the "Planning" in accordance with both the Master Plan and the committee member vision for future Superior Township growth and development.

Motion to accept Minutes approved, Four Ayes.

Old Business

1. Discussed status of request to consider approval of zoning reclassification of property located at 9519 South Bound Road (letter dated February 15, 2018). This committee's reply to that letter included a request for additional information, to be routed through Bill Beaune as the Superior Township Zoning Administrator. No response to date, so further action is deferred until Bill Beaune receives additional communication.

2. Discussed status of progress relating to land on Irish Line, approximately 2.6 acres that the owner had wanted to be classified as "Agricultural" but the lot size does not meet minimum requirement of "not less than 20 acres". No further action is contemplated by this committee until Bill Beaune indicates whether any site plan, building permit, or other documentation has been initiated.

New Business

1. Inquiry from Bill Scheid, who has a 7020 square foot lot (60' x 117') that formerly had a single wide mobile home with utilities and sewage attached, until the house was removed last fall. Bill has questions pertaining to the site's possible development, particularly as to requirements for a "dwelling" and measurements for setbacks from the property line.

The Residential Zoning Ordinance, Article 8, page 80, requires:

- a 10,000 SF lot
- 25 foot setbacks front and rear, and 10 foot setbacks on the sides.

This leaves an available lot "footprint" of 2680 SF (40' x 67'), which could be adequate for his needs, depending on what he is planning for development.

Discussion included the following keys:

- Bill Scheid's best means of contact appears to be my email, as his phone number was not working. (continued on next page)

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(continued)

- Rick will research whether either a “variance” or a “special use permit” is an option to consider regarding lot size and its former use with a large single-wide mobile home on site.
- Rick will contact via email and continue via phone conversation, once established, to gain clarification as to Bill Scheid’s plan for development.

2. George indicated the committee may consider adding the phrase, “*decision made without precedent*” to future Planning and Zoning Committee decisions in light of the plethora of lot size and construction that possibly fall into the “*non-conforming land use*” category.

Additional Discussion

1. George encouraged the members to attend Planning and Zoning training as it becomes available, even if it may be outside the local area, in order to make the most of the committee’s dual responsibilities of Planning and Zoning, especially in accordance with the Township Master Plan. Bill Beaune should have an accessible and distributable copy for the Planning and Zoning Committee to move forward along that plan.

2. Some discussion of “blight” in the several zoning districts and how having the Zoning Ordinances and Master Plan are necessarily linked and mutually supportive.

Adjournment

Motion to adjourn: Elgon
Seconded motion: Rick
Motion passed: Four Ayes

Next Planning and Zoning Committee Meeting: *Tuesday, June 12, 6 p.m., Township Hall*

Respectfully,

Matthew Maki
Secretary