

Superior Township Planning and Zoning Committee
Brimley, Michigan 49715
January 14, 2020

Minutes

Call to order: Matt Maki called the meeting to order at 6 p.m.

Present: Ken Belk, Elgon Ellis, George Kinsella, Susanne Kniskern, Matt Maki, Rick Orsborne
Not present: none

Motion to approve agenda

Motion to approve. Elgon

Motion seconded: Rick

Motion passed unanimously

Minutes from December 10, 2019

Motion to approve Minutes: Susanne

Motion seconded: Rick

Motion passed unanimously

Public Comment (three minutes per commenter)

Old Business

1. Pending Action: R. Charles, River Road, proposed double-wide placement but prior house still on site: Zoning Administrator verified the plan for pending action is viable, remains a pending action. *Separate halves of the house are on site but not yet assembled.*

2. Rick (Zoning Administrator) has temporarily deferred issuing a citation to a property owner which allowed two weeks to request a variance for a gazebo location or be fined \$100 for non-compliance with the ordinance. *The property owner did provide a request for a variance as requested. The Zoning Administrator deferred assessing a fine until May 30, 2020. If the gazebo is not moved by May 30, 2020 in compliance with Township Ordinance Article 9 regarding property setbacks, the deferred fine may be assessed with additional actions to follow, subject to review of steps being taken, until the Ordinance violation is resolved.*

The property owner may appeal the Zoning Administrator's decision by bringing the request for a variance to a hearing with the Planning and Zoning Committee in a regularly scheduled meeting for further discussion and clarification. The Planning and Zoning Committee is not empowered to approve a request for a variance. The Committee does gather information that may help bring about a resolution short of granting a variance. If the property owner chooses to appeal to the Zoning Board of Appeals (ZBA) that board will post the meeting date, time, location, publish the elements of the appeal in the newspaper and through written posting at the Township Hall, and conduct a public hearing at the Township Hall. The ZBA decision is final, subject to appeal to the Circuit Court.

3. Rick discussed the location and need for relocation of a shed and of a canvas garage on Irish Line with a property owner to bring into compliance with the Township Ordinance. After discussion, the owner and Rick reached an agreement to wait for Spring when the structures may be moved.

New Business

1. Zoning Administrator report, activities since December 10, 2019 meeting
 - a. *Pending actions.* The Zoning Administrator (Rick Orsborne) provided a letter dated January 10, 2020 stating the plan for the Passmore Hardware store is now in some discussion with a realtor.
 - b. *Blight actions:* no new issues
 - c. *Additional Variances:* no new variance requests
2. Zoning Administrator and issue of a Township owned Optical Rangefinder regarding accurately measuring linear horizontal distance for setbacks or other required distances as detailed in the Zoning Ordinance. *The Zoning Administrator will compare suitable hand-held rangefinders and make a recommendation for purchase by the Township.*
3. Status of Ordinance Review as of 13 January 2020: The Zoning Review completed through Article 8 (page 68). Depending on the size of a numbered Article, the pace has averaged 2 Articles per meeting.

Additional Business

The next Committee meetings are scheduled as follows:

(Zoning) 6 p.m. Feb 10 Smart House to continue the Ordinance review, Articles 9 and 10.
(Planning) 6 p.m. Feb 11 Smart House. This is a change to the location of the meeting.

There being no further business, adjournment was at 7:01 p.m.

Matthew Maki

Secretary, Acting Chair Planning and Zoning Committee