

APPROVED MINUTES
Superior Township Zoning Board
Brimley, Michigan 49715

May ~~12~~, 2024
14,

Meeting Called to Order by John Waisanen at 6:00 p.m.

Present:

John Waisanen, Dianne Compo, Mark Olsway,
Lori Busha (Zoning Administrator)
Sherry Bertram

Motion to approve Agenda by Dianne Compo

Seconded by John Waisanen.

Motion Approved unanimously.

Motion to approve April 9, 2024 Zoning minutes

Dianne Compo had a question wording of "Quit" versus "Quick" claim deed in the minutes. Confirmed that it is "Quit".

Motion by Sherry Bertram

Seconded by Mark Olsway

April 9, 2024 Zoning Administrator report also approved

Motion Approved unanimously.

Public Comment: ~~None~~ Sherry Bertram

Old Business:

1. Bay Mart Discussion. This item was moved up in order as a courtesy to the Bay Mills people in attendance. Whitney Gravelle, Tribal Leader, was present and spoke to the board about the amended plans for the Bay Mart remodel. Because the Tribe does not currently have a clear title, only a Quit claim deed, and the title insurance company was not able to issue a policy, Bay Mills is reducing the scope of their project to include only the existing canopy area.

John asked Whitney what the time frame would be. Whitney said she is coordinating that with Oscar Larson.

Whitney told Lori Busha she could reach out to the Bay Mills team if she needed updated plans or more information.

Dianne Compo asked if Brim- Cor should be alerted to be prepared for additional potential gas sales. Justin LeBlanc, Bay Mart Manager, stated that he had already alerted Brim-Cor.

*Role call vote was taken to approve Bay Mart renovation request. Roll call vote passed unanimously to approve.

2. Discussion about potential revised sign ordinance. Much discussion about the definitions of signs, flags and banners. Additional discussion about garage sale signs specifically and the frequency of a community member having a sale. Board agreed to revisit this issue at the next meeting, using guidelines given to the township by their lawyer.

New Business:

1. Zoning Administrator Report read by Lori Busha.
2. New Meeting ^{schedule} minutes for 2024-2025. John went through his phone and assigned dates that will need to be updated on the new schedule to include Zoning AND Planning meetings.

Motion to adjourn meeting made by John Waisanen at 7:20 p.m. and seconded by Mark Olsway.

Motion approved unanimously.

* Motion made by John Waisanen, seconded by Mark Olsway to approve the Revised site plan for the Bay Mart project as submitted with all structures to remain on the original Bay Mart property. No structures or equipment to encroach on the parcel of property in question. Roll call vote called for All in Favor:
John Waisanen, Sherry Bertram, Mark Olsway, DIANNE Compo
MOTION PASSED.

Zoning Administrator Report

May 14, 2024 Meeting

Lori Busha - Zoning Administrator

Old Business

- BMIC has acquired the old Laundry and old Hardware property. Some of the houses owned by BMIC have been demolished. The properties on 6861 & 6891 S. M221 will both be demolished by Spring 2024. This item is open.
- Simpkin property blight on M221. No new updates. Should this be handled by a process server? Need funds approved by TWP Board. This item is open.
- Morgan property blight on Green Street. Removal of items from the falling down garage has started. The garage should be down by the end of the month. This item is open.
- Davis – Lillian Road property – Inquiry about Zoning for Barn. Zoning Application sent. Awaiting a response. This item is open.
- Bastian – Shenandoah property – This property is now for sale. The variance will expire in January 2025. This property was awarded a variance for the size of the original footprint in the January 3rd ZBA meeting. This item is closed.
- Emplit – Lakeshore Drive Property – No new updates. Zoning Inquiry to put a mobile home on the property. Email sent with the Building/Zoning Application. He expects to be ready in the spring. Awaiting the returned Zoning Application. This item is open.
- EUP Planning – I received the new Zoning Map electronically. It will need to be printed in a larger format and signed by the Supervisor before being published. Awaiting signature. This item is open.
- Bay Mart – New information for this project was submitted. The scope of the project has changed to one less row of pumps and contained on the original property. This will be reviewed in the 5/14/24 Zoning and Planning meeting. This item is open.
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New Business

- 10876 W. Lakeshore Dr Property – Mr. Lovejoy contacted me regarding building a garage on his property. He believes that his neighbor is using part of his lot as a driveway and has a shed on the edge of his property. He needs to determine his actual lot boundaries before submitting his zoning paperwork to build a new garage on the property. This item is closed.
- Jere Farms – M-28 property – Mrs. Jere inquired about zoning for constructing an attached building onto their existing greenhouse. Zoning approval is required for this type of structure. The Zoning/Building Application was sent back to her. Awaiting the application. This item is open.
- 9890 S. Midway – Ball Construction submitted Zoning paperwork on behalf of Mr. Karzon for a garage on the property. A site visit was conducted, and Zoning was approved. This item is closed.

- 17402 W. M-28 property – Mr. Nelson contacted me regarding zoning for this property. He was initially interested in building a small cabin, but the property is not 5 acres. So, he is now interested in building a shed/garage. There is no existing structure on the property. The property does not meet the width requirements for the Rural Residential Zone. He may be seeking a variance. This item is open.
- SE Corner of M221 & 7 ½ Mile property – Mr. Muldern inquired about this property, as it is for sale. He is interested in this for business. The property is 5 acres and is zoned R1- Residential. He was not interested in buying the property to then need to get a variance. This item is closed.
- 16265 W M-28 property – T-Mobile additional inquiry on zoning for this property. This was previously responded to and closed. No new changes to the project. This item is closed.
- 10926 W. Lakeshore Dr. Property – Mr. Kurtz has torn down the house that was located on this property. I stopped by to investigate. He did fill out the demolition paperwork for the county; and I inquired if he was putting up a new house or structure. He is going to be putting up a shed and will fill out the Zoning/Building Application sometime later before doing so. This item is open.
- 9536 Shenandoah – Mrs. Wilson inquired about this property that is for sale. She informed me that there were 2 other bids on the property, and she needed to decide that day before business end. I did not hear from the other 2 proposed bidders. She had numerous questions about the property and what could be done about it or put on it. This property is currently under an approved variance for the size of the house. The variance is in effect until Jan 3, 2025. I explained this to her and what it would mean as far as timing, if the same house/footprint is used. If there are any changes, then a new variance would need to be applied for and the Appeals Board would need to review and make a decision. This item is closed.
- Shenandoah Ave – Mrs. Edmonds called me asking about putting up a stone fence on her property located across the street, on the lakeside of the road. I investigated the ordinance on fences for the Waterfront Residential district. The fence would need to be on or inside her property line (not on the road-right-of-way), like her current stakes. Additionally, it could only be a maximum of 3 feet tall, as it is considered the front side of the house, and it couldn't be seen through. After contacting her back with the information, she decided that she wasn't going to put up the fence. This item is closed.

6/15/24 Zoning Minutes and Zoning
 Administrator Reports submitted
 by Sherry Bertram
 Secretary