

APPROVED MINUTES
Superior Township Zoning Commission
Brimley, Michigan 49715
August 13, 2024

Meeting Called to Order by Dianne Compo at 5:58 p.m.

Pledge of Allegiance

Roll Call

Present:

Dianne Compo, Lori Busha, Sherry Bertram, Mark Olsway,
Two new board members – Deb Freedman, Mike Smith

Absent: None

Motion to approve agenda by Mark Olsway

Seconded by Sherry Bertram

Motion Approved unanimously

Motion to approve July 9, 2024 Zoning minutes (including the Zoning Administrator Report) was made by Mark Olsway.

Motion was seconded by Sherry Bertram

Motion approved unanimously

Public Comment: None

New Business:

Zoning Administrator Report dated August 13, 2024 read by Lori Busha.

Old Business:

The zoning administrator, Lori Busha, talked with someone from Chippewa County in regards to the process of condemning a property. The county is reluctant to condemn a property because it may incur the costs of removal of the condemned building, and legal fees. Lori was told that the court fees can be significant and it can be a long, drawn-out process. Lori said she was told by the county representative that "If a person wants to keep a house in that shape, it's their prerogative."

Mike Smith questioned if the township could send some type of letter indicating to the owner that specific action would be taken. Lori stated that the county representative said that the township could pursue action through the health department, if people were living in the homes but if the house is vacant and falling into disrepair, there is little that can be done.

Mrs. Compo asked if the current zoning ordinance has anything specific regarding vacant, unattended houses. Lori said that this would be something that the Superior Township Board would need to address.

Lori gave an update on the Harding property. She said that a non-operating vehicle has been removed but nothing else has been done on this property.

Motion to adjourn meeting made by Mark Olsway

Motion was seconded by Sherry Bertram

Motion approved unanimously

Meeting adjourned at 6:30 p.m.

Zoning Administrator Report

August 13, 2024 Meeting

Lori Busha - Zoning Administrator

Old Business

- BMIC has acquired the old Laundry and old Hardware property. The Laundry building has been torn down. The Hardware is still up but will also come down. 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.
- Lillian Road property - Davis- Inquiry about Zoning for Barn. Progress has been made. Brad has been contacting a local contractor to start this project. However, the contractor backed out. He is trying to find a new contractor to do the project. Zoning paperwork will follow. This item is open.
- Lakeshore Drive Property - Emplit-Zoning Inquiry to put a mobile home on the property. Email sent with the Building/Zoning Application. Hopes to be ready soon. Awaiting approval from the DEQ, before completing the zoning paperwork. This item is open.
- Jere Farms – M-28 property – No new updates. Awaiting Zoning Application. 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.
- 17402 W. M-28 property – The ZBA approved a shed for Mr. Nelson. Zoning was approved and submitted to Chippewa County Building Department. 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. Awaiting a Zoning Application. This item is open.
- W. Shendandoah Ave Property – Mr. Slater received his approval from the ZBA for the variance. Zoning has been approved and submitted to Chippewa County Building Department. This item is closed.
- Previously Bastien Shenandoah Property – This property was purchased by R. Murray. He contacted me regarding the Variance that was issued for this property. He is planning on attending the next ZBA meeting 9/11 to ask for a Variance extension. This item is open.

New Business on next Page.

New Business

- S. Bound Rd – Russell Property – Mr. Russell would like to put up a new pad and trailer on this property. There was a trailer there several years back. The trailer was mold ridden and had to be removed. But the property remained vacant for several years. This property is zoned Agricultural. The property does not meet the requirements for this zone as it is only 3.5 acres and only 225 ft wide. Both violate the zoning requirements for this area. Mr. Russell is seeking a variance. This item is open.
- Schlichts Ponds contacted me regarding zoning requirements for ponds in Superior Township. We do not have any zoning requirements for ponds. An email was sent confirming this information. This item is closed.
- Forest Side Rd Property – Mr. Mrs. Gurnoe contacted me regarding buying this property. It is zoned Rural Residential. The property is 6 acres, with 198 feet road width. It does not meet the requirements of 200 ft Lot width for building a house on the property. This item is closed.
- 7539 W. 6 Mile Rd Property – Ware Builders is putting an addition onto this existing house. I went to the site to see what they were doing and dropped off the zoning application. I contacted Chippewa County Building Department to see if paperwork was inadvertently submitted to them. This item is open.
- W. Lakeshore Dr. Property – Ms. Genson contacted me regarding the zoning for this property that is for sale. The property is zoned Waterfront Residential. I sent her an email with all the requirements from section 9.04 of the ordinance, as she was making an offer contingent upon finding out all this information. Another person contacted me regarding this property and was interested in putting in an offer, but wanted to know if the house could be added to or torn down and a new one built. I provided the zoning requirements for this property. This item is closed.
- W. Irishline Rd Property – Property owners were inquiring about a fence in their yard and questions about neighbors cutting down their trees. I provided the information about fences in the Rural Residential zone, but we have nothing covering tree removal in our ordinance. I provided the information about the zoning application for the fence. Awaiting submission of the paperwork. This item is open.
- W. 7 ½ Mile Road Property - Mr. Bazuin is putting an addition onto his house. He submitted the zoning paperwork. A site visit was conducted and zoning approved. This item is closed.
- W. Lakeshore Dr. – Spaulding property - Mr. Spaulding is putting a deck onto the house. Zoning paperwork was submitted. During the site visit, it was determined that the deck was within the Front setback requirement. He then changed the deck to meet the Front setback requirement. The site drawing was revised and zoning was approved. This item is closed.
- M-28 Property Inquiry - 36 acres -Zoned Rural Residential. A person interested in buying this property for raising cattle inquired about the fencing requirements for this area. Because it is not zoned agricultural, which allows electrification of fencing, he was going to look at other property. This item is closed.
- W 6 Mile Rd Property – Mr & Mrs LaPrairie would like to put up a 336 sq ft shed on their property. The property does not meet the lot width requirements for the Rural Residential zone. They will be seeking a variance. This item is open.
- Bay Mills Sign - It was brought to my attention that a sign was going to be placed in the Village Center. I contacted Jen Satchel from Bay Mills to determine the type/size of the sign. The sign is a government sign mandated by the Federal Government when government money is used for a project. This sign is exempt from our sign ordinance. This item is closed.
- Belk Hotel sign – Mr. Belk inquired about putting up a small billboard sign on W. 6 Mile Rd, where the other signs are located. I informed him of the planning meeting on Aug. 13 that would be reviewing the new sign ordinance. He said he may or may not make the meeting but would contact me again to determine the requirements for signs after that. This item is open.

Approved @ 9/10/24 Meeting

Sherry Beutram

APPROVED MINUTES
Superior Township Planning Commission
Brimley, Michigan 49715
August 13, 2024

Meeting Called to Order by Dianne Compo at 6:46 p.m.

Roll Call

Present:

Dianne Compo, Lori Busha, Sherry Bertram, Mark Olsway,
Two new board members – Deb Freedman, Mike Smith

Absent: None

Motion to approve agenda by Mark Olsway

Seconded by Sherry Bertram

Motion Approved unanimously

Public Comment: John Waisanen suggested Lori explain to the new board members how the sign ordinance changes came about. Lori gave a brief summary.

Old Business: Windmill ordinance

John Waisanen stated that the state of Michigan passed a law that does not allow townships to stop the green agenda. However, the townships can make ordinances that allow them to make commissions from companies that put up windmills.

John stated that if the ordinances are not written correctly, companies can find loop holes that will allow them to be under no obligation to pay commissions for land use. He suggested that the best practice would be to have a professional and/or lawyer write the ordinance.

However, there is currently a petition by Michigan residents to put this on the November, 2024 ballot so the results of that vote will determine the direction the township should take. This situation is on hold until after the election.

New Business: Public hearing for sign ordinance

The sign ordinance was rewritten to meet the new rules set by the state of Michigan. The zoning administrator, Lori Busha, rewrote the ordinance and had the township lawyer review the changes.

A public hearing was advertised and posted for the opportunity for the public to comment on the changes. There was no public comment on the ordinance.

Lori Busha stated that she will not be attending the November, 2024 meeting. She is going out of town and may be gone in December as well.

Motion to adjourn made by Mark Olsway
Seconded by Deb Freedman

Meeting adjourned at 7:30 p.m.

Approved at 9/10/24
meeting

Steve
Benton