

Superior Township Planning and Zoning Committee
Brimley, Michigan 49715
December 14, 2021
Minutes

Call to order: Meeting to order at 6:02 p.m.

Present: Elgon Ellis, Jo Harris, George Kinsella, Matthew Maki

Absent: Ken Belk, Rick Orsborne

Motion to approve agenda

Motion to approve: Jo

Motion seconded: George

Motion approved

Minutes from November 9, 2021.

Motion to approve: George

Motion seconded: Elgon

Motion approved

Public Comment (3 Minutes per commenter).

Old Business. The following are continuing actions as indicated by italicized text (items 1-4) or are listed if there are any follow-up comments or conclusions (items 5, 6).

1. Status of Township Ordinance update since forwarded to the Township Board. *Pending*
2. Status of old (1919) Ordinance regarding animal noise, number of animals. *In progress*
3. County Animal Control Officer recommendations for updated Ordinance. *In progress*
4. County Health Department and Superior Township *continuing review* of unauthorized, unmonitored water system operating within the authorized Township water system, and the disposition of a not yet removed, still in-place septic tank that was addressed in 2019. *Elgon notified the water board members and will commence regular meetings January 18, 2022 and monthly thereafter to address these issues and other topics.*
5. Passmore building pending Township Attorney recommendations.
Following discussion during the Planning Meeting November 8, 2021 at the Township Hall, the planning committee made the following recommendation:
Motion: (Jo) Superior Township should move forward with the letter from the Township Attorney to the Passmores in reference to the blighted buildings in downtown Brimley.
Motion seconded, (Elgon) Motion carried
George stated the lawyer has been provided with this information who will be developing a letter addressing the blight buildings.
6. Discussion about Grosbeck, an unimproved and undeveloped road, and whether the 10 foot setback applies when a property owner places a structure and is making improvements on that structure without a building permit or Zoning Administrator prior approval. Because the property owner does not own the unimproved and undeveloped road adjacent to his property the 10 foot setback restriction applies and the property owner must obtain proper documentation to authorize placing the structure in violation of the 10 foot set back, or remove the portion of the structure not in compliance with the requirement. *Progress status: The Committee discussed the possibility of having the Township Attorney present at a meeting to be determined that would include the Planning Zoning Committee, Zoning Administrator, and the property owner.*

New Business

Zoning Administrator Report:

1. **Current actions:** Nothing new to report, monitoring pending actions.

2. **Motion:** (Jo) That existing fines for noncompliance with the ordinance by the property owner on Grosbeck (reference italicized update below) shall remain in place but additional fines will be paused in the interim until May 1, 2022, when additional fines may accrue if the property is not brought into compliance and completed by May 8, 2022.

Update from November 9, 2021 actions (below)

1. *The Zoning Administrator assessed a \$100 fine for violation and noncompliance with the ordinance requiring Zoning Administrator approval, building permit, and compliance with the 10 foot setback in accordance with Article 17, Section 17.04 (B), page 105.*
2. *A second fine of \$200 against the same individual (item 1) for continued noncompliance with the Township Ordinance is being assessed.*
3. *For the above individual, a building permit may be issued after paying the cumulative \$300 in fines and a penalty equaling twice the cost of a building permit.*

Motion seconded: Elgon. Motion carried.

Additional Business

Next scheduled meeting:

Tuesday, January 11, 2022, 6 p.m. at the Smart House (Zoning) as it is available to resume meetings there. A revised calendar will be distributed showing this change.

Adjournment. There being no further business, the meeting adjourned at 6:50 p.m.

Matthew Maki

Secretary, Acting Chair,
Planning and Zoning Committee