

Superior Township Planning and Zoning Committee  
Brimley, Michigan 49715  
December 13, 2022

**Call to order:** Meeting called to order at 6 p.m.

**Present:** Elgon Ellis (member), Matt Maki (member), John Waisanen (Chair), Susanne Kniskern (Board liaison), Lori Busha (Zoning Administrator)

**Absent:** Jo Harris (member)

**Motion to approve agenda**

Motion to approve: Matt

Motion seconded: Susanne

Motion carried unanimously

**Minutes from November 8, 2022**

Motion to approve: John

Motion seconded: Elgon

Motion carried unanimously

**Public Comment** (3 Minutes per commenter)

*Justin LeBlanc (General Manager of Bay Mart) presented his desire to extend the awning beyond the property line to cover additional fuel pumps, and to relay the power line underground to facilitate additional traffic and related activity in the extended area. The question as to who owns the property that would be affected by the awning extension and power line dug under ground was not available at present. Research needs to be done to determine the answer. The intent is to complete all changes by October 2023.*

**Old Business.**

Update of continuing actions in Zoning Administrators report (attached).

**New Business**

- 1. Zoning Administrators Report / New items**
- 2. Concerned citizen inquiries on two properties**
- 3. Potential Hemp growing / processing inclusion**
  - a. Discussion about adding language to the Zoning District, Agriculture, as follows:

*Article 11, Agricultural District, Section 11.02B (p. 75) Principal Permitted Uses  
Hemp Growing Operations shall be restricted to the district zoned Agricultural and must have visibly posted signage identifying the operation and including any Michigan State registration numbers or authorization or, if a test plot under the Michigan State University agricultural program, for conducting research to determine feasibility for growth within given parameters.*

b. Discussion about adding language to the Zoning District, Industrial, as follows:  
*Article 7, Industrial District Section 7.02 Principal Permitted Uses (p. 57)*  
*Hemp processing shall be restricted to the district zoned Industrial*

**4. Potential changes to Agriculture Zone**

Discussion about changing language to Zoning District, Agricultural, as follows:

*Article 11, Agricultural District Section 11.04A, 104D, Regulations and Standards (p. 79)*

*A. LOT AREA – Every lot occupied by a dwelling hereafter erected shall contain an area not less than 5 acres. If more than one dwelling is desired on a lot the minimum lot area is 20 acres.*

*D. MAXIMUM NUMBER OF DWELLINGS – A lot meeting the 20 acre requirement may contain two dwellings.*

**Update:** Marijuana Grow Operations. Extensive review and discussion occurred during the November 7, 2022 in regards to potential liability issues with Marijuana operations in Superior Township.

Process. The Planning and Zoning Committee review enables members to examine relevant ordinances, conduct its own research and analysis of the merits or demerits of marijuana growth or related actions, become conversant with the essentials of environmental, geographical and community criteria, and discuss findings before making a recommendation for the best course of action for Superior Township.

General Timeline, *subject to modification.*

February 13, 2023: Review information gathered to date and receive final input from community members. Begin developing concepts regarding ordinance for Superior Township that permits, prohibits or otherwise regulates Marijuana grow/ sale operations in the township.

May 8 ,2023 Possible completion / development of draft ordinance.

**Other Business**

The next scheduled meeting is:

Zoning Tuesday, January 10, 2022, 6 p.m. Township Hall

Planning Monday February 13, 2023, 6 p.m. Township Hall

**Adjournment.** There being no additional business, the meeting adjourned at 7:02 p.m.

Respectfully,

Matthew Maki

Secretary

Planning and Zoning Committee

# Zoning Administrator Report

December 13, 2022 Meeting

Lori Busha - Zoning Administrator

## Old Business

- Samp blight concerns. During the site visit, the trucks were still in the driveway. I was able to contact a friend of the family that has made the commitment to help Samp work on the blight concerns. He has decided that he needs to move to a bigger piece of property. He plans on selling the current property this summer. To sell, he will have to clean up the blight concerns. He made some progress after the visit by removing several snow blowers and other metal items. He needs to make continual progress to show that he is committed to cleaning up the blight. The number of dogs on his property is being address by the County Animal Control agent. This item is open.
- Passmore blight concern is pending. New owners plan on using this property for vehicle storage. No further updates. This item is open.
- Buncek property blight on Baird Street, progress. Some cleanup was started, but the RV is still parked in the road right-of-way. 11/15 text sent to see if she had a plan when things would be finished. She messaged me back that the family member that was taking the RV is currently hospitalized. This item is open.
- Simpkin property blight on M221. I received a phone call regarding his plan for this property. He will continue to clean up around the house and garage, smaller item like getting rid of pallets and taking out the trees/schrubs, etc. His plan is to get the car removed this fall. The car is still on the property and hasn't moved. Called and left message. The plan to teardown the house/garage will start in the spring. I'll do another progress check by July 15<sup>th</sup>. He will have the whole thing torn down by September 30<sup>th</sup>. This item is open.
- Morgan property blight on Green Street, in progress. No new updates until April/May --Spoke to Morgan on 10/12. Her plan is to get the garage emptied out in Apr/May timeframe and use the Twp Cleanup Day to get rid of the junk in the garage. Then she will have the garage torn down, roughly June timeframe. This item is open.
- Harding property blight on Green Street. After several MTA and Twp Attorney calls, we have sent the registered letter of the blight to Harding's bank, as that is where his taxes are paid. The registered letter was delivered in Sault Saint Marie to the Credit Union on Nov 7, 2022 @1:29PM. No word from Harding if he received it. This item is open.
- Krutz Building Violation-- Informed Krutz that his partial structure would need to be taken down, as it is in the ROW and does not meet setback criteria. During the site visit, it was found that the partial structure is still up. I send Krutz a letter and he is taking the structure down by December 10<sup>th</sup>. Site Visit confirms that it is removed. This item is closed.
- Tagerson S Bear Rd, Blight Complaint – Site Visit on 11/17 confirmed that the blight was cleaned up and removed. This item is closed.
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### **New Business**

- 415 M28 Property Inquiry – 11/21 – Real-estate Transaction Services about the zoning and other county items. This property is outside of Superior Township, so it was responded to. This item is closed.
- 6976 S. M221 Inquiry – Lynn Auto & Hardware – 11/22 -Zoned Village Center District. I filled out the form and printed on Township letterhead for Real-estate Transaction Services. This item is closed.
- 9628 Crawford Hyde Barn - 11/28– Zoning Build Violation – Steve thought that the builder had gotten all of the permissions to build the barn. He submitted the appropriate paperwork, Lyle completed the site visit and it was approved for Zoning. The approval was sent to Chippewa Building Department. He needs to follow up with them on any permits. This item is closed.
- Baymart Inquiry – 11/28 – Justin LaBlanc contacted me about adding tanks to the Gas Station property. There is a problem with where the tanks are located in relation to the property boundaries. He will bring his survey and site plan information to the December meeting to discuss. This item is open.
- 480 Acre Property Inquiry – 12/5 – The Johnston Family inquired about zoning for 3 adjoining parcels totaling 480 Acres in the Agricultural District. They had questions about having multiple dwellings on the property and about the A1/2 classification on the property. I directed them to the Assessor to discuss the classification codes. This item is closed.