

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

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

Present: Elgon Ellis (member), Susanne Kniskern (Board Liaison), Jo Harris (member), Matthew Maki (Secretary), John Waisanen (Chair), Lori Busha (Zoning Administrator).

Absent: None

Motion to approve agenda

Motion to approve: Matt

Motion seconded: Jo

Motion carried unanimously

Minutes from August 8 (Planning) and August 9, (Zoning) 2022

Motion to approve: Susanne

Motion seconded: Elgon

Motion carried unanimously

Public Comment (3 Minutes per commenter).

Donny Holsworth commended the Township Board for the progress on the Township Hall Remodel.

Old Business. Continuing actions as shown by italicized text.

1. Status of old (1919) Ordinance about animal noise, number of animals. *This item is concluded as no additional material has been provided to move this matter forward*
2. County Animal Control Officer recommendations. *This matter is closed for no recommendations.*

Items 3, 4, 5, 6, 7, 8 below are now addressed in the Zoning Administrator's monthly report and will no longer be addressed here except by exception.

3. *Passmore building pending Township Attorney recommendations.*
4. *Samp Blight and Noise concern update.*
5. *Bunchek Blight concern update*
6. *Simpkin Blight concern update on M221*
7. *Morgan property Blight concern on Green Street*
8. *Harding property Blight concern on Green Street*
9. Ordinance update approved by Township Board by a vote of 4 yes and 1 No.

New Business

1. **Clerical corrections to the ordinance update have been made and final document** has been delivered to the Township Clerk. Susanne has posted the final document to the Township website.

2. Lori Busha approved as permanent Zoning Administrator at the 8/23/22 Board meeting
3. Zoning Administrator Report: See attachment.
3. Discussion on how to document when lots are combined for setback/building purposes.
- 4.. **Update:** Marijuana Grow Operations. Extensive review and discussion occurred during the August 8th Planning meeting as to the pros and cons of “Opting In”.
Next step is to review and discuss the pros and cons of continuing / updating the current Township Ordinance which “Opts Out”.

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.*

November 7, 2022: Review and Discuss the pros and cons of continuing / updating the current Township “Opt out “ordinance.

February 13, 2023: 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

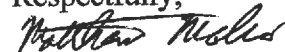
1. The Fall Cleanup Brochure was mailed to all property owners September 12.
2. The Township Website is updated and current for the following committees and may be accessed on the Township website under the *Board Information* tab.
 - a. September 8: All approved Planning and Zoning Minutes
 - b. September 13: All approved Superior Township Board Minutes are updated

The next scheduled meeting is:

Zoning . Tuesday October 11, 2022, 6 p.m. Township Hall
Planning Monday November 7, 2022, 6 p.m. Township Hall

Adjournment. Having no further business the meeting adjourned at 6:50 p.m.

Respectfully,



Matthew Maki

Secretary

Planning and Zoning Committee

Zoning Administrator Report

September 13, 2022 Meeting

Lori Busha - Zoning Administrator

Old Business

- Samp blight concerns still open. No video or audio received from neighbor, Richard Starr, regarding noise concerns. Follow up site visit to Samp property on 8/31/2022 and 9/1/2022. Samp refused me access to his property on 8/31. He said he had an appointment and was working on the brakes for his vehicle. He was hostile and yelling at me. I told him I would come back the next day after his work at 8PM. The next day, he was still working on his car and would not get out from under the vehicle. He refused to sign anything. So, I have Jim as a witness to Samp receiving the written violations to the ordinances. He had many excuses why he couldn't get any work done to move the vehicles or clean up the junk. After much talking, I got him to verbally agree to a very limited plan of action. After agreeing to a plan, the next day he went to the Township Hall stating that the vehicles were not a problem according to Bay Mills Fire Chief. He also messaged me that he didn't believe the complaints and asked for written complaints. I contacted Amy Jere, who had a concern with the vehicles and various junk in the driveway, as this poses a potential risk/hazard to any rescue workers trying to put out a fire, etc. Amy contacted the Bay Mills Fire Chief and assistant Chief, they agreed they had no jurisdiction over Superior Township. She is also putting something together for an official complaint. This item remains open.
- Passmore blight concern is pending. Awaiting sale of property. This item remains open.
- Bunchek property blight on Baird Street. Due to lack of action last month, a ticket was issued on 8/10/2022. It was paid. Bunchek has come up with a plan of action to resolve blight concerns. She plans on completing this by mid-September. This item is open.
- Simpkin property blight on M221. Found out that Mike Simpkin works nights and does not answer his door during the day, that's why the registered letter was returned. So, I resent the letter of his ordinance violations on 8/30/2022, regular post. No response to date. I will investigate if ~~Theresa~~ Simpkin is able to be reached. This item is open. *Call Rose*
- Morgan property blight on Green Street, in progress. Site visit 9/9/2022, mobile home egress issues have not been addressed. Grass is getting taller. Call to owner, left message. No response yet. This item is open.
- Harding property blight on Green Street. Still need assistance to find a valid address/contact information. Previous contact was his father, according to Osborn. The father has moved out of the area. This item is open. *Proctor Service*
- Alleyway concern between Holsworth house and the Bakery. Fences are in the alleyway. Township board meeting discussion concluded that no fences would need to be moved. Suggestion for Township to abandon the alleyway and allowing adjacent owners to obtain legal ownership of it. In the interim, waive the setback requirements. So property owners could use the additional 10 feet up to the R.O.W. This item is closed for ZA. Suggestion is open for discussion for the Zoning board.

New Business

- Tremblay property inquiry 7169 S. M221. Phone conversation regarding potential Beauty Shop on the property. Property is zoned Village Center and can be used for a Beauty Shop, either in the house that is currently on the property or by building another structure on the vacant adjacent lot that she owns. Any new building would need Zoning and Building approvals. Site visit to confirm zoning and vacant lot location on 8/9/2022. Closed.
- Passmore property 10372 W. Lake St Loop. Request for Zoning approval of an addition on his house. Zoning reviewed. Site visit and approval 8/10/2022. Closed
- Eby property 11075 W. Irish Line Rd. Request for Zoning approval for an enclosure for his well house and storage. Zoning reviewed and site visit. Approved 8/10/2022. Closed.
- Breslin property 6895 S. Brook St. Request for Zoning approval for a fence. Zoning reviewed and site visit conducted. Approved 8/21/2022. Closed.
- Schwarz property 9412 W. Baird. Request for Zoning approval for a fence. Zoning reviewed and site visit 8/25/2022. Approved. Closed.
- Ulrich property 9429 W. Shenandoah. Request for Zoning approval of a cold storage addition. Reviewed Zoning, completed site visit and approved 8/26/2022. Closed.
- Cammarata multiple property inquires. Received several emails with numerous questions about 3 different properties all in the Waterfront Residential district. Responses sent 8/26 and 8/28. He is interested in using one property as a cabin rental business. This property is not zoned for multiple dwellings or in the business district. He asked about having it rezoned. I told him he would need to submit a request to the Planning committee. This property is amongst other residential properties. This item is considered closed.
- Lipponen property 9962 W. Crawford St. Request for Zoning approval of a garage and enclosed porch. Reviewed zoning, completed site visit and investigation. Approved on 9/1/2022. Closed.
- Jesswein property on M28 inquiry regarding fence. Property is zoned Agricultural. No fence ordinances are violated, 9/6/2022. This item is considered closed.
- Mongene property 8920 S. Lillian Ln. Request for Zoning approval of a mobile home. Zoning reviewed, site visit conducted, approved 9/9/2022. Closed.