

APPROVED MINUTES
Superior Township Zoning Commission
Brimley, Michigan 49715
July 9, 2024

Meeting Called to Order by John Waisanen at 6:02 p.m.

Present:

Dianne Compo, Lori Busha, John Waisanen, Sherry Bertram, Mark Olsway,

Absent: None

Motion to approve agenda by Mark Olsway

Seconded by Dianne Compo

Motion Approved unanimously

Motion to approve June 11, 2024 Zoning minutes (including the Zoning Administrator Report) was made by John Waisanen.

Motion was seconded by Mark Olsway

Motion approved unanimously

Public Comment: None

Old Business:

Sign Ordinance

John Waisanen stated that the proposed changes to the township ordinances would require a public hearing. He suggested having the public hearing during the next scheduled Planning meeting.

Motion was made by John Waisanen to hold a public hearing for the new sign ordinance on August 13, 2024 from 6:46 – 7:30, the next scheduled Planning meeting for Superior Township.

Motion was seconded by Mark Olsway.

All in favor

None opposed

Motion carried

John Waisanen will make Susanne Kniskern aware so she can post this notice of public meeting.

MDOT Sign Guidelines

Lori Busha spoke to the committee about the MDOT guidelines for political signs as they pertain to specific state road jurisdictions (I, M and US routes).

Lori said that some of the MDOT guidelines are different than the Superior Township ordinances.

Lori raised questions about specific signs such as mosquito sprays and political signs that are posted on corners within the township.

John Waisanen stated that the Superior Township Board is going to review the suggested changes to the ordinances proposed by the zoning committee and that no further action or decisions should be made until after the public hearing on August 13, 2024.

New Business:

Zoning Administrator Report dated July 9, 2024 read by Lori Busha.

Lori questioned if a process server should be used in regards to the Simpkin property. All efforts to reach Mr. Simpkin via registered letters have failed, they are returned to the township.

John Waisanen suggested that Lori reach out to someone at the county to see what the criteria is to have the house condemned. Lori will follow up with what she learns at the next Zoning meeting.

Motion to adjourn meeting made by Mark Olsway at 6:56 p.m.

Motion was seconded by Sherry Bertram

Motion approved unanimously

Zoning Administrator Report

July 9, 2024 Meeting

Lori Busha - Zoning Administrator

Old Business

- BMIC has acquired the old Laundry and old Hardware property. Recent communication indicates that this may take longer, as they have contracted an asbestos removal company to safely demo this building. 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. The garage and trash have been removed. Someone will be staying at the property to take care of the lawn. This item is closed.
- Davis – Lillian Road property – Inquiry about Zoning for Barn. Progress has been made. Brad has been contacting a local contractor to start this project. I anticipate the Zoning paperwork will be submitted soon. This item is open.
- 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 – New Zoning map is signed off and approved. This item is closed.
- 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 – This item is going before the Zoning Board of Appeals. 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. This item is open.
- 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.
- 6347 S. Deland Property – Mr. Warner contacted me regarding putting up a shed on recently purchased property. I performed a site visit and approved the location per zoning requirements. This item is closed.
- W. Shendandoah Ave Property – Mr. Slater contacted me regarding putting up a roof including a patio porch roof over the existing trailer on the property. This did not get approved. He is seeking a variance, as this waterfront lot is non-conforming, and the footprint can't be extended beyond the original footprint. This item is open.
- 9840 W 6 Mile Road – Mr. Latham contacted me regarding a fence in the front and side yard. This property is zoned Business Mixed Use. Because the property is on the corner of 2nd Street and 6 Mile, he will need to maintain 50ft Clear Vision at the Corner of the property. The front yard is limited to 4 ft height fence that is not solid, where the side yard behind the house front can be solid and 6ft. A site visit was conducted, and zoning was approved. This item is closed.
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New Business

- W. Shendandoah Ave Property – Mr Slater contacted me regarding putting up a roof including a patio porch roof over the existing trailer on the property. This did not get approved. He will need a variance, as this waterfront lot is non-conforming, and the footprint can't be extended beyond the original footprint. He is seeking a variance from the ZBA. This item is open.
- 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. Awaiting the paperwork to be completed and returned. This item is open.
- Bastien Shenandoah Property Inquiry – Joe Claxton contacted me regarding the specific requirements of this property. He was possibly going to put in an offer for the property. I discussed the previous zoning approval and the ZBA variance approval. This property needs to start being built on soon, to maintain the footprint. This item is closed.
- Village Center Parking Requirements Inquiry – I had someone call about the parking requirements per our ordinance. We don't have much and it references the County building requirements for parking. The county was contacted, and they don't have any. This is a gap in our ordinance. But I did tell him that any business going in would need the Zoning board's approval, including parking. This item is closed.
- 7339 W 6Mile Rd – Mr. Bosbous contacted me regarding adding a standalone garage onto his property. I reviewed the application and performed a site visit. Zoning was approved. This item is closed.
- 8779 Old Brimley Grade – Asmus Builders contacted me regarding putting an addition between their house and garage and adding a lean-to to the garage. I reviewed their application and performed a site visit. Zoning was approved. This item is closed.
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8/13/24

Approved
minutes

Cherry
Bertram