

Moffatt Township Planning Commission

February 18, 2021

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittrow, Stefanie Kernstock & John Hoffman)

Online Zoom meeting opened at 5.00 PM. Pledge stated.

Board members present: Len, Ron, Andy, Patrick, & Marion. Also in attendance: John Hoffman and Stefanie Kernstock.

Minutes read from December 2020 meeting by Marion. Approved by Len, seconded by Patrick. All ayes.

Public Comment: John Hoffman

Points of interest:

- Zoning Board of Appeals decision from December was overturned.
- John will send a certified letter to the residents living in the trailer park south of the Moffatt Twp fire hall regarding several violations never completely addressed by resident, including blight.
- Regarding Michelle Foster and returned certified letters regarding blight issue. John to follow through with citation, and motion made by Patrick, and seconded by Len. Roll call - all ayes.
- Marion stated that Mr Messinger was in the right regarding not obtaining a permit for his shed, because at the time, the changed provisions weren't uploaded to the site.
- Talked about the rules about removal of election signs, but decided to table this issue until more research is completed. Patrick made the motion and Marion seconded. All ayes.

See John's January report for further info regarding other permits, etc.

Old Business: We discussed detailed maps for our use. Stefanie stated she would try pick up a plat map booklet for each of us, this week. Marion said that board members could access MTA online meetings at any time, online.

New Business: Marion told board members that she printed revised pages for our Ordinance and Master Plan books. They can pick up documents at her house. Updated docs were uploaded to the website.

Correspondence: None

Meeting adjourned at 6:00 PM.

Marion J Chard, Secretary

Moffatt Township Planning Commission

~~March 15, 2021~~ APRIL 2021

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittiro, Stefanie Kernstock & John Hoffman)

Meeting opened at 5.00 PM. Pledge stated.

Board members present: Len, Ron, Andy, Patrick, & Marion. Also in attendance: John Hoffman, Stefanie Kernstock, Ray Daniels, and Curtis Brown.

Minutes read from Feb 2021 meeting by Marion. Approved by Patrick, seconded by Andy. All ayes.

Public Comment:

John Hoffman

Points of interest: (see John's March 2021 report for further information)

- Regarding the deployment of signs, the U.S. Supreme Court has ruled that the display of political and other types of signs on residential property is a unique, important, and protected means of communication and towns cannot restrict the display of such signs, with the exception of sign size, etc.
- The Sapps and Michelle Foster are making efforts to comply with twp ordinance. The Morrisons are moving the carport as requested.
- John informed us that Jason Reid requested a variance to erect a fence on this property. We don't think it wise to bring this matter before the Board of Appeals. He can apply, but it wouldn't be approved.
- Paul Boss will be issued a ticket for the blight on this property, after not responding to several certified notices sent to him.

Curtis Brown – Expressed concern about Zoning Administrator driving through his trailer park looking for problems. Stated that he should only be allowed to enter the property if something was amiss, and then added that as park owner, he should be notified in advance. The board thought this reasonable; however we stated that he should bring his concerns to the township board, since it falls under their jurisdiction.

Old Business: Our board deemed that we should let the Health Dept. handle the matter of Forwards and food trucks. Also to let Forest Lake determine the matter of short-term rentals for their association. According to our lawyer, any change to the ordinance on our part, would affect the entire Twp, not just Forest Lake. The matter of RV permits has been tabled until further notice.

New Business: Ron thought it wise that the planning commission not only enforces rules, but should find ways to also assist our residents with problems regarding properties. Stefanie brought up the American Care act, where a case worker would be assigned to assist families in need. John has section maps and Stefanie will bring maps from the county. It was asked if John requests mileage reimbursement. He states he does not submit for this. Ray stated that John is salaried. This should be looked into within the twp board's old minutes. Stefanie brought up the fact that fees for land use permits, etc, doesn't cover the expenses that the twp incurs. Our board agrees and also recommends that the requirement rules for special use permits be relaxed (we'd have to alter the ordinance). Marion made the motion, and Patrick seconded. All ayes.

Correspondence: None

Meeting adjourned at 6:37 PM.

----- Marion J Chard, Secretary

Moffatt Township Planning Commission

Public Hearing May 27, 2021

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittitow, Stefanie Kernstock & John Hoffman)

Public hearing commenced with Pledge of Allegiance at 5:00 PM. Members present: Len, Marion, Patrick, and Ron. Andy absent. John Hofmann, Stefanie Kernstock, Ray Daniels, and Dennis Monsere in attendance.

Intent to grant or deny application for special use permit per section 5.7.5 of the township ordinance, regarding the building of a pole barn for Dale Ochadleus, located at 1378 Raccoon Trail, Alger, MI. Building would be slightly over regulation maximum size due to the lean-to (see land-use permit application).

Our board members have no problem with this. Motion made by Marion and seconded by Len to grant his request - all ayes.

Public Comment: None. No objections to the above proceedings.

Hearing adjourned at 5:10 PM,

Marion J Chard, Secretary

Moffatt Township Planning Commission

June 17, 2021

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittirov, Stefanie Kernstock & John Hoffman)

Meeting opened at 5.04 PM. Pledge stated.

Board members present: Len, Ron, Patrick, & Marion. Andy absent. Also in attendance: John Hoffman & Stefanie Kernstock.

Minutes read from May 27, 2021 public hearing by Marion. Approved by Len, seconded by Patrick. All ayes.

Public Comment:

John's Report – He read from May's monthly zoning report. The Copelands and Linzells, are now in compliance. See report for more info. Patrick asked John if he got reimbursed for requests from title companies, etc. He doesn't. Stefanie stated that title companies call several times per week making various requests from the clerk's office too. She said that other townships charge for this by having third parties fill out a form, then are billed accordingly. Our board decided that it would be a good idea to implement this. It will be discussed at the twp's board meeting on Monday.

Motion was made by Ron for John to have a body cam when going on residents' properties. Approved by Len. Seconded by Patrick. All ayes. Will be brought up at Monday's twp. meeting.

Old Business: It was brought to our attention that several parts of our ordinance need to be revamped. Tonight, we discussed amending maximum fence heights from 4-6 feet (4.11), and storage/shipping containers and semi-trailers (4.26) will now fall under the rules for accessory buildings. Marion will write the proposed changes and bring them to our next meeting for approval. See attachment. We will peruse regulations regarding signs and RVs at our next meeting. A public hearing will be scheduled once all the above have been amended, later this year. This will save time & money spent by the township.

New Business: Ron Vittirov, requested switching positions with Patrick Jedrzejczyk due to his busy work schedule – Ron is now trustee. Patrick is now chairman. Ron felt that Patrick would be better suited at this time.

Board felt it would be in the best interest of the residents and twp., if the Planning Commission met 10 times per year, in lieu of their present 6. Proposed meetings – February through November. To be presented to the twp. board on Monday.

Ron stated that we should find a replacement for Andy since he's missed two meetings in a row this spring/summer (this was his second chance to remain on the board). Again, he recommended that Alicia Hepfer be appointed. To be discussed at Monday's meeting.

The board would like Marion to print up an agenda to be used at every meeting.

Correspondence: None

Meeting adjourned at 6.:25 PM.

----- Marion J Chard, Secretary

Moffatt Township Planning Commission

July 15, 2021

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittirov, Stefanie Kernstock & John Hoffman)

Meeting opened at 5.00 PM. Pledge stated.

Board members present: Len, Ron, Patrick, Andy & Marion. Also in attendance: John Hoffman & Stefanie Kernstock.

Minutes read from June 17, 2021, by Marion. Approved by Len, seconded by Ron. All ayes.

Public Comment:

John's Report – John read his notes from June 2021. See attachments. No pertinent questions for him.

Old Business: Question came up regarding if setbacks apply to those who don't need permits. We stated that it would apply to all residents, regardless.

Marion read the proposed changes to the ordinance regarding fencing (section 4.11), and accessory buildings or structures (Definitions 2.2 and Section 4.26). Board stated that they were happy with the additions/subtractions (see attachment). However, we'd like to ask our lawyer (out of curiosity) why any township ordinance would have objections to opaque fencing for residential areas, and if so, why?

Our board discussed Signs (Section 7.3) and agreed that we should remove B-7 (Election Signs) from our ordinance, since this is already covered under state and federal laws.

Also touched base regarding the illegal, off-premise signs at the corner of Jack Pine and M-76. Since all signs have phone #'s, John will call to inform that they are in violation of Section 7.1 and that they have to remove the signs immediately.

We haven't heard anything more from Forwards regarding their wanting a food truck. Currently we do not have food trucks listed as a conditional use in section 5.9.2 in Highway/Commercial. It could be added in at a future date. Said most communities require a special use permit/peddler's license.

Next month we will re-visit our ordinance again and discuss RVs.

New Business: None

Correspondence: None

Meeting adjourned at 6.:40 PM.

----- Marion J Chard, Secretary

Moffatt Township Planning Commission

Aug 19, 2021

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittrow, Stefanie Kernstock & John Hoffman)

Meeting opened at 5:05 PM. Pledge stated.

Board members present: Len, Ron, Patrick, Andy & Marion. Also in attendance: John Hoffman.

Minutes read from July 15, 2021, by Marion. Approved by Ron, seconded by Len. All ayes.

Public Comment:

John's Report – He read his notes from July 2021. See attachments. He spoke of the need to discuss “tiny houses” in the future. He also re-addressed the intent and purpose of signs, specifically ones at the corner of M-76 & Jackpine. We discussed section 7.3 and determined that the signs did not meet any of the established criteria because they were not “on premise”. There would be a \$75.00 fee for sign permits in the future for anything that wasn't exempt.

Old Business: Discussed RVs, and the ordinance that pertains to them. Please see section 4.18. The following terminology should be added: Any vehicle that provides sleeping areas, is deemed recreational. Vehicles can only occupy a given property for a nine-month period, which is good from the date the permit is issued, then it must be removed from the premises for three months following its removal. A permit is required each year.

If a resident(s) files a complaint(s) regarding the placement of an RV (i.e., health issues), then the township will address said grievance. Otherwise, it will be assumed that upon issuance of a permit, that the owner of the RV is in full compliance with the ordinance.

New Business: None

Correspondence: None

Meeting adjourned at 6.:44 PM.

----- Marion J Chard, Secretary

Moffatt Township Planning Commission

September 23, 2021

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittiro, Stefanie Kernstock & John Hoffman)

Meeting opened at 5:01 PM. Pledge stated.

Board members present: Ron, Patrick, Andy & Marion. Len absent. Also in attendance: John Hoffman and Stefanie Kernstock.

Public Comment:

John's Report – He read his notes from August 2021 (see attachments). Discussed Sue Masch having a 2nd accessory building over 200 square feet without acquiring a permit.

New Business: Suggested the removal of the requirement calling for a special use permit in the agricultural/conditional uses - section 5.6.2, in anything over 5 acres.

Old Business: Marion made an inquiry regarding the church property next to her home. What happens if the building is condemned/deemed a dangerous building? Who is responsible to disposal of said premises?

Discussed any last-minute details proposed for changes regarding RVs in our ordinance.

Discussed if Dennis Spencer would be granted an extension for the special use permit issued in Oct 2020. It all depends on compliance.

Marion will have all proposed changes to the ordinance written for approval of the Moffatt Township Board at their September meeting.

Minutes: Read from August 2021, by Marion. Approved by Andy, seconded by Ron. All ayes.

Correspondence: None

Meeting adjourned at 6:49 PM.

----- Marion J Chard, Secretary

Moffatt Township Planning Commission

October 21, 2021

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittiro, Stefanie Kernstock & John Hoffman)

Meeting opened at 5:02 PM. Pledge stated.

Board members present: Patrick, Len, Andy & Marion. Ron absent due to Covid. Also in attendance: John Hoffman.

Public Comment:

John's Report – He read his notes from September 2021 (see attachments).

After discussion regarding September's suggestions to make changes to the RV ordinance, we decided to keep it as is, with no changes. Marion supported the motion to do so, with Len seconding. All ayes.

Old Business: John and Len will remove signage from the corner of M-76 and Jackpine Roads.

New Business: none

Minutes: Read from September 2021, by Marion. Approved by Andy, seconded by Len. All ayes.

Correspondence: None

Meeting adjourned at 5:51 PM.

----- Marion J Chard, Secretary

Moffatt Township Planning Commission

November 18, 2021

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittiro, Stefanie Kernstock & John Hoffman)

Meeting opened at 5:01 PM. Pledge stated.

Board members present: Patrick, Len & Marion. Ron and Andy absent. Also in attendance: John Hoffman & Tom and Sue Hughes from Forest Lake.

Public Comment: The Hughes' brought up topic of RV/camping in Forest Lake. Stated man is living off-the-grid. They brought documentation from other nearby districts to show how they handle this situation. We said that we have been discussing this during the past few months, but also stated that Forest Lake does cover this within their covenants.

John's Report – He read his notes from October 2021 (see attachments).

Old Business: John and Len removed signage from the corner of M-76 and Jackpine Roads. Signs are at the fire dept. if the owners want to pick them up. John will re-write the RV permit to reflect the 90 days agreed upon by the owner and Moffatt Twp. Also discussed, what are the rules/definition of occupancy? To be discussed at next meeting in February.

New Business: Proposed changes have been sent to our attorney.

Minutes: Read from October 2021, by Marion. Approved by Len, seconded by Patrick. All ayes.

Correspondence: None

Meeting adjourned at 5:41 PM.

----- Marion J Chard, Secretary