

Moffatt Township Planning Commission

1st Q Meeting – Feb 20, 2020

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

Public hearing commenced with Pledge of Allegiance at 5:00 PM. Members present: Len, Marion, Patrick, and Ron. Andy absent. John Hofmann and Dennis Spencer in attendance, along with two couples.

Intent was to amend section 2.2 (see accompanying document). Approved and motioned by Len, seconded by Marion. All ayes.

Section 5.7.5 – found errors in the proposed amended wording, so not passed this evening. In addition, after speaking with the four residents in attendance, we will add further modifications to the initial proposed amendment. Len recommended changes to be discussed during the regular meeting. Marion seconded. All ayes.

Regular meeting commenced at 5:20 PM. Minutes read from Dec 2019 meeting and accepted as is by Len. Seconded by Ron. All ayes.

Public Comment: None

Old Business: Nothing further to discuss on solar farms, but the possibility of a five-year moratorium on the subject, and the possibility of a public hearing in the future. Will discuss will Dennis Spencer.

New Business: After discussion with residents during the public hearing, we agreed that the current residential rear setback (section 5.7.3) change from, 25 ft. to 10 ft. Len motioned. Seconded by Marion. All ayes.

Rewording Section 5.7.5

From: Any use or structure incidental to a permitted principal use not otherwise regulated by this Ordinance is allowed by right. Accessory structures may not be used for home occupations. **No accessory structure shall be larger in square footage than the square footage of the foundation of the principal structure.**

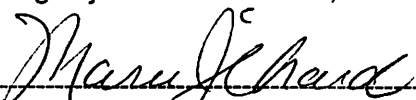
To: Any use or structure incidental to a permitted principal use not otherwise regulated by this Ordinance is allowed by right. Accessory structures may not be used for home occupations. **Two (2) accessory structures are permitted per one-acre parcel or less. A special use permit is required for the following circumstances: If the largest structure exceeds 30' X 40', or if any addition to an existing structure, causes it to exceed 1200 sq. ft., or for any additional buildings (beyond the prescribed two (2)).**

Next, we discussed having a public hearing on the matter of tiny homes. We will look up data pertaining to them.

John gave his report for December 2019 and January 2020. See pertaining reports.

Correspondence: None

Meeting adjourned at 6:14 PM, motioned by Len, and seconded by Ron - all ayes.



Marion J Chard, Secretary

Moffatt Township Planning Commission

Public Hearing June 4, 2020

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

Public hearing commenced with Pledge of Allegiance at 5:02 PM via ZOOM. Members present: Len, Marion, Patrick, and Ron. Andy absent. John Hofmann and Dennis Spencer in attendance.

Section 5.7.3 Development Standards (residential)

From:

D. Minimum rear setback 25'

To:

D. Minimum rear setback 10'

Section 5.7.5 Accessory Structures and Uses (residential)

From:

Any use or structure incidental to a permitted principal use not otherwise regulated by this Ordinance is allowed by right. Accessory structures may not be used for home occupations. **No accessory structure shall be larger in square footage than the square footage of the foundation of the principal structure.**

To:

Any use or structure incidental to a permitted principal use not otherwise regulated by this Ordinance is allowed by right. Accessory structures may not be used for home occupations. **Two (2) accessory structures are permitted per one-acre parcel or less. A special use permit is required for the following circumstances: If the largest structure exceeds 30' X 40', or if any addition to an existing structure, causes it to exceed 1200 sq. ft., or for any additional buildings (beyond the prescribed two (2)).**

Public Comment: None

Len motioned. Ron seconds. Resolution passes with all ayes. Moffatt Twp Special Meeting will be held on Friday, Jun 5, 2020 at 5 PM in order to vote/pass resolution. Hearing commenced at 5:12 PM. Motioned by Patrick. Seconded by Len. All ayes.

Marion J Chard, Secretary

Moffatt Township Planning Commission

June 18, 2020 – online meeting (re: Covid-19)

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

Commenced with Pledge of Allegiance at 5:00 PM. Members present: Len, Marion, Patrick, and Ron. Andy absent. John Hoffman – Zoning admin, also in attendance.

Minutes read from Feb 2020 meeting and accepted as is by Len and seconded by Patrick. All ayes. No minutes from April, since meeting cancelled due to Covid-19. Minutes read from the special meeting held June 4, 2020, and accepted as is by Len and seconded by Marion. All ayes.

Public Comment: None

John gave his latest report. Please contact him for documentation.

Old Business: None

New Business: Len inquired about road study, and requested a motion to put forth to the proper authorities. However, Marion informed him that the Moffatt Twp Board proposed that a traffic study be done for North and South Forest Lake Roads and Wolverine, at their June 16 meeting.

We will review our current Master Plan at next meeting and see if any revisions are necessary.

Marion made a motion to renew terms for re-election for the following board members, and Len seconded. Patrick as trustee – until 3/28/2023 and Marion as secretary – until 3/28/2023. Andy not re-elected at this time due to absences. We will discuss with him first.

Correspondence: None

Meeting adjourned at 5:25 PM, motioned by Ron and seconded by Marion - all ayes.

Marion J Chard, Secretary

Moffatt Township Planning Commission

Public Hearing July 30, 2020

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

Public hearing commenced with Pledge of Allegiance at 5:03 PM via ZOOM. Members present: Len, Marion, Patrick, and Ron. Andy absent. John Hoffman, Jason Reid, and Rachel M. in attendance.

This public hearing is to evaluate a request for a variance for a proposed addition to a pole barn located at 1112 River Ridge Ct, Alger, MI, owned by Jason Reid.

Jason plans to build a 20' addition to his pole barn. Current structure is 30' X 40'. Completed structure will be 30' X 60'. The completed building would meet all setback requirements. Marion read a letter from his neighbor.

Email from 7/26/2020

To: Moffatt Township Supervisor:

Dear Sir:

Mark and Doree Hodges at 1098 River Ridge Ct., neighbor to Jason Reid at 1112 River Ridge Ct. We have reviewed his plans to expand existing Pole Barn/Garage. We take no issue with his plan to expand.

Respectfully, Mark & Doree Hodges

Several questions were asked by the board, including purpose of additional square footage. Jason informed us that the building would be for storage of work vehicles and other work related materials. The board expressed no concerns.

Public Comment: None

We informed Jason that we would take a vote and present our recommendations to the township board at the next meeting held August 17, 2020. They will notify him of their decision.

Role call for recommendation to approve: Ron – yes, Patrick – yes, Marion – yes, Len – yes. Resolution passes - all ayes. Motion to adjourn at 5:18 PM - Motioned by Ron. Seconded by Patrick. All ayes.

Marion J Chard, Secretary

Moffatt Township Planning Commission

August 20, 2020 – online meeting (re: Covid-19)

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

Commenced with Pledge of Allegiance at 5:08 PM. Members present: Len, Marion, & Andy. Ron and Patrick absent. John Hoffman – Zoning admin, also in attendance.

Minutes read from June special meeting and accepted as is by Len and seconded by Andy. All ayes.

Public Comment: Ray Daniels had some suggestions and comments regarding how Clayton Twp handles permit problems, etc.

John gave his latest report, including a question regarding a request to build an accessory building on an empty lot. Is it necessary for us to amend 5.7.5 again to clarify the regulations, therefore holding another public hearing? Len made a motion to do so, seconded by Marion. All ayes. However, please see Marion's letter addressed to our lawyer, Mr Eppert, asking for his opinion/advice.


Old Business: Discussed how we can better inform our residents about the need to apply for permits. One suggestion was to place an insert within everyone's property tax bill. Also, we considered the addition of a newsletter to our website, similar to one like Clayton Twp.

New Business: Len brought up the need to discuss the future of solar arrays within the twp, and informed us about an online class on Sept 17 at 5:30 PM. He asked if we would be interested in attending. Said he would inform Dennis of our interest.

We tabled the discussion/review of our Master Plan until October.

Correspondence: None

Meeting adjourned at 5:53 PM.



Marion J Chard, Secretary

Moffatt Township Planning Commission

October 15, 2020

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

Meeting opened at 5:04 PM. Len Mezey stepped down as chair, citing that he could not reside due to Michigan Twp regulations. Ron Vittiro is acting as chair for this evening's meeting.

Public Hearing commenced to discuss if the planning commission would issue a special use permit to allow a temporary towing company to run from the property located at 8752 W Alger Rd, Alger, MI. After public comment and deliberating section 5.5.1 and 5.5.2, we agreed we could issue the permit after reading the definition of Home Occupation (see page 2-5), with the following provisions/stipulations:

1. Dennis Spencer agrees to put up required fencing
2. Vehicles must be removed from said property within a thirty day time frame
3. Number of vehicles is limited to thirty at any given time
4. Michael Spencer confirms he is owner and sole employee of this company
5. The temporary permit is limited to a one year period

Regular meeting commenced with Pledge of Allegiance at 5:39 PM. Members present: Len, Marion, Ron, and Patrick. Andy absent. John Hoffman – zoning admin, Allison C, and Brian James, also in attendance.

Minutes read from August meeting and accepted as is by Patrick and seconded by Len. All ayes.

Public Comment:

John gave his latest report (see his notes/letters, etc.) Brian James inquired about obtaining a variance to build a carport on his property. He was instructed that the Zoning Board of Appeals would have to meet to discuss his needs, and a public hearing would ensue. He would also have to contact any neighbors within 350 ft. of his property.

Old Business: Re-addressed the need to amend section 5.7.5 to add the clause regarding accessory structures, "...and are only permitted on lots containing a dwelling or on a lot contiguous to said dwelling." Marion will submit a letter to the Arenac Independent for a public hearing.

We discussed attending an online class held at the end of our next meeting, regarding solar arrays.

New Business: Marion will compose a newsletter with info on permits, etc., to be distributed with the winter taxes. We felt that the Master Plan did not need updating except to include a better sectional map for use by our assessor, and others, and to update the names of the Zoning Board of Appeals.

Correspondence: None

Meeting adjourned at 6:33 PM.



Marion J Chard, Secretary

Moffatt Township Planning Commission

Public Hearing Nov 12, 2020

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

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

Section 5.7.5 Accessory Structures and Uses (residential)

From:

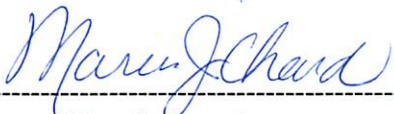
Any use or structure incidental to a permitted principal use not otherwise regulated by this Ordinance is allowed by right. Accessory structures may not be used for home occupations. **Two (2) accessory structures are permitted per one-acre parcel or less. A special use permit is required for the following circumstances: If the largest structure exceeds 30' X 40', or if any addition to an existing structure, causes it to exceed 1200 sq. ft., or for any additional buildings (beyond the prescribed two (2)).**

To:

The following applies to one-acre parcels or less. Any use or structure incidental to a permitted principal use not otherwise regulated by this Ordinance is allowed by right. Accessory structures may not be used for home occupations, **and are only permitted on lots containing a dwelling or on a lot contiguous to said dwelling.** Two (2) accessory structures are permitted. A special use permit is required for the following circumstances: If the largest structure exceeds 30' X 40', or if any addition to an existing structure, causes it to exceed 1200 sq. ft., or for any additional buildings (beyond the prescribed two (2)).

Public Comment: None

Len motioned. Ron seconds. Resolution passes with all ayes. Proposal will be presented to the Moffatt Twp Board for approval on Monday, Nov 16, 2020. Meeting adjourned at 5:10 PM.



Marion J Chard, Secretary

Moffatt Township Planning Commission

December 17, 2020

(Copies to Len Mezey, Marion Chard, Andy Morley, Patrick Jedrzejczyk, Ron Vittirrow, 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, Stefanie Kernstock, and Ray Daniels.

Minutes read from November Public Hearing by Marion. Approved by Len, seconded by Andy. All ayes.

Public Comment: John gave his latest report (see his notes/letters, etc.) John also stated that the Zoning Board of Appeals, granted a variance on Dec 9, regarding the property located at 1694 Westfield Alger, MI. We talked about blight in the area.

Old Business: Discussed training courses sponsored by the MTA. Marion said she would send the appropriate links to the board members regarding online classes. Also brought up commercial solar farms, and agreed that we would have to do further research at the beginning of 2021. There is an online training course related to this, but that is on hold. We had planned to watch it after tonight's meeting, if we had met at the fire hall.

New Business: Marion informed the board about the ZBA meeting set for Jan 14, 2021 at 6 PM regarding the property located at 6374 Wilderness Alger MI. Stefanie has the minutes from the last public hearing on Dec 9, 2020. Discussed with Ray whether we could have an alternate member for the planning commission. He said he would look into it tomorrow.

Correspondence: None

Meeting adjourned at 5:36 PM.

Marion J Chard, Secretary