

REPUBLIC TOWNSHIP PLANNING COMMISSION MEETING
7:00 P.M. Monday, August 15, 2011
Republic Township Hall

1. The meeting was called to order at 6:58 p.m. by Chairperson Dan Mitchell.
2. Members Present: Bill Bergin, Tom Feldhausen, Terry Knapp, Dan Mitchell, Tom Sandblom, and Al Pierce (Interim Zoning Administrator). Members Absent: Shannon Ambuehl and James Brennan.
3. It was moved by Tom Sandblom and seconded by Bill Bergin to approve the agenda. The motion passed.
4. It was moved by Tom Feldhusen and seconded by Dan Mitchell to approve the minutes of the June 20, 2011, Planning Commission meeting. The motion passed.
5. Public Comment: None.
6. Committee Reports:
 - A) Zoning Ordinance Sub Committee: Dan Mitchell reported that this committee has not met yet, but that he would call a meeting prior to the September 19, Planning Commission meeting. This committee will be reviewing the old ordinances.
 - B) Parks and Recreation: Tom Feldhausen reported there continues to be an issue with the Raft.
 - C) Community Services: Nothing to report.
 - D) Republic Michigamme School: Tom Feldhausen reported that he heard the RM school was going to be setting up some on line classes with the Ishpeming Public School District in certain academic areas. Dan Mitchell reported that he heard the RM school system finished the academic year in fairly good financial condition.
7. Zoning Admisistrator's Report:
 - A) Al Pierce indicated that he had yet to prepare his report for the Township Board, and the Chief Lake Wilderness Youth Camp (CLWYC) Zoning issues would be addressed at three different spots on tonight's agenda.
 - B) Other Zoning Issues: Al spoke about two Zoning Violation Issues he is presently working on. One Violation is with David LaFraeniere. The other is with Brian Anderson.
 - C) Tom Sandbiom raised a concern about a mobile home on the southwest side of Lake Michigamme in the outer bay that is in our township. Dan Mitchell said he would check on this situation and see what the status is.
8. Old Business:
 - A) Status of Zoning Files: Dan Mitchell reported that the only Zoning Files we have are the ones in the Township Office. He indicated that we will have to go through all of the existing files, and determine what is missing.
 - B) Zoning Ordinance Revisions: Dan Mitchell indicated that these revisions have been submitted to the Township Board and they will act on them in the next 30 to 90 days.
 - C) Clarification of Condition 1., File No. Z-1031-10 – Conditional Use for Chief Lake Wilderness Youth Camp: Description of approved 13.5 acre parcel: Al Pierce distributed and went over the information contained in a packet numbered 8-C and labeled THE IMPOSITION OF SUCH CONDITIONS. The cover page of the packet was a copy of the conditions the Planning Commission adopted for the Conditional Use

Permit for the 13.5 acres. Page 8-C1 was a sketch of the 13.5 acres Common Area; Page 8-C2 was a description for the Commons Area at the CLWYC. Pages 8-C3 and 8-C4 showed where the improvements on the parcel are suppose to go. Page 8-C6 was a copy of the Survey prepared for Glen Adams and Al Pierce's attempt to transfer the proposed 13.5 acre description to a map that enables the entire parcel to be viewed. Page 8-C7 was Mr. Pierce's Zoning Administrator Report regarding clarification of Condition 1, on File No Z-1031-10.

At the end of Mr. Pierce's presentation, Tom Sandblom made a motion that the description prepared by Tri Media Associates for an area of 13.5 acres is adequate to comply with Condition 1 of the July 20, 2009 Conditional Use Hearing, subject to the condition that if this parcel is ever to go through the land division process, that boundaries on the North East corner of the parcel must be adjusted to conform to the landowner configuration of Glen Adams. The motion was seconded by Bill Bergin. The motion passed.

9. New Business:

- A) **Planning Commission By-laws:** Dan Mitchell indicated that the Planning Commission By-laws have a definite statement about attendance at meetings. Dan pointed out that we have one Planning Commission member that has missed four consecutive meetings and appears to have no interest in Planning Commission matters. After some discussion Tom Sandblom made a motion that the Planning Commission write a letter to the Township Board, indicating we have a Planning Commission member that has not shown interest in Planning Commission matters and has missed four consecutive meetings. Bill Bergin seconded the motion. The motion passed.
- B) **Case No. LDA071511-Revised Land Division Application for Adams/CLWYC:** Al Pierce distributed copies of the Republic Township Parcel Division Application that was completed by Glen Adams for the CLWYC, to each Planning Commission member. The first two pages contained informational responses to questions on the application. Page 3 contained a sketch that showed what the parcels will look like. Page 4 contained information with the description of the Proposed Division and the Remainder Parcel. Al Pierce indicated everything was addressed in the application, and that it was in good order. He recommended this Revised Land Division Application be approved subject to two conditions:
- CLWYC is applying for a tax exemption on its ownership. In the event future divisions are made from CLWYC ownership and sold or leased to other parties, it would be appropriate to require the condition that any approved parcel division not be tax exempt.
 - An additional condition for consideration is to require both parties to furnish copies of corrected recorded deeds, with the numbers of transferred division rights stated, to the Zoning Administrator in order to confirm the descriptions approved are used.

At the end of Mr. Pierce's presentation Bill Bergin made a motion to approve the Republic Township Revised Land Division Application for Glen Adams and the CLWYC, subject to the two conditions cited by Al Pierce (Interim Zoning Administrator). Tom Sandblom seconded the motion. The motion was approved.

- C) Conditional Use Permit Clarification File No Z-1031-10 – CLWYC: Al Pierce distributed four packets of information to each Planning Commission member regarding this agenda item. The first packet was from attorney Laura Reilly, which Al's office received on Friday, August 12, 2011 at 4:43 P.M. This packet had 23 pages of information. The second packet was a copy of the Planning Commission minutes from the July 20, 2009 meeting in which the CLWYC Conditional Use Permit was approved. The third packet was a report from the CLWYC that was presented in 2009 to the Planning Commission regarding their business report and what their use entailed. The fourth document was a copy of the CLWYC Conditional Use Permit signed by Republic Township Zoning Administrator William Payne, dated August 20, 2009.

Al Pierce indicated he did not see the information from attorney Laura Reilly on the CLWYC Conditional Use Permit until this morning, and that he did not have enough time to prepare an adequate report to the Planning Commission. Dan Mitchell expressed concern about being presented with this volume of information and then having to make a Planning Commission decision this evening with little time to read over the material and ask informed questions. Tom Feldhusern made a motion to table the Conditional Use Permit Clarification until the next Planning Commission meeting. Tom Sandblom seconded the motion. The motion passed.

10. Public Comment:

- A) Steve Nesbitt spoke regarding the CLWYC and the 23 page packet of information that was sent to Al Pierce on Friday, August 12, 2011 at 4:43 P.M., and the Conditional Use Permit.
- B) Dr. Bowers spoke regarding the CLWYC, Programming for the young people, and the Conditional Use Permit.
- C) Dan Mitchell, Chairperson of the Planning Commission, indicated that he was going to have a Township Attorney review the minutes before they would be sent out.
- D) Bill Bergin reminded everyone that when he sends the minutes out, they are not official until the Planning Commission formally approves them at a regularly scheduled meeting.

11. Adjourn: Bill Bergin made a motion the Adjourn the meeting at 8:07 P.M. The meeting adjourned

Respectfully Submitted,
Bill Bergin, Secretary