

REPUBLIC TOWNSHIP PLANNING COMMISSION MEETING  
7:00 P.M. Monday, June 20, 2011  
REPUBLIC TOWNSHIP HALL

1. The meeting was called to order at 7:00 p.m. by Chairperson Dan Mitchell.
2. Members Present: James Brennan, Bill Bergin, Tom Feldhausen, Terry Knapp, Dan Mitchell and Tom Sandblom, and Al Pierce (Interim Zoning Administrator). Member Absent: Shannon Ambuehl;
3. Approval of Agenda: It was moved by Jim Brennan and seconded by Tom Sandblom to approve the Agenda. The motion passed.
4. Approval of the May 16, 2011 Minutes: It was moved by Jim Brennan and seconded by Tom Feldhausen to approve the minutes of the May 16, 2011 Planning Commission meeting. The motion passed.
5. Public Comment: None;
6. Correspondence:
  - A) Chief Lake Letters: Chairperson Mitchell referenced three letters written regarding the Chief Lake Wilderness Youth Camp. Copies of each letter were provided to each Commission member and will be included with the meeting minutes. Al Pierce, the Republic Township Interim Zoning Administrator, sent a letter dated June 3, 2011 to Mr. Steve Nesbitt, regarding the Approved Republic Township Conditional Use Designation for the "Original 13.5 acre Site" and Requested Tax Exemption. Mr. Pierce also sent a letter dated June 3, 2011, to Mr. Steve Nesbitt and Mr. Glenn Adams that dealt with the Land Division Violation. Chairperson Mitchell sent a letter dated May 20, 2011 to Township Supervisor, Gary Johnson, regarding the Planning Commission response to the Conditional Use Permit issued to Chief Lake Wilderness Youth Camp.
  - B) Request from TIFA (verbal): Chairperson Mitchell, indicated he met with the Chairman and Vice-Chairman of the TIFA two weeks ago regarding the status of TIFA and where they hoped to go, as well as what Dan Mitchell's role with that group would be. At their request, Dan will not be involved with TIFA. Their feeling is that TIFA needs to raise Property Values and encourage Economic Development. They requested Dan to come back to the Planning Commission, and have the Planning Commission give them guidance. TIFA is now going to put together three Financial Models that may be useable in Republic. Dan agreed to present these models to the Planning Commission for discussion. He did not indicate that we would adopt them. After some discussion, Jim Brennan made a motion that the Planning Commission send TIFA a formal letter requesting them to tell us in writing what they would like us to do. The motion was seconded by Bill Bergin. The motion passed.
  - C) Terry Knapp indicated that recently some voting changes in the number of members on the Board of Appeals has come up. The Zoning Ordinance calls for five members, and presently there are only three members (as is allowed by the size of the community) on the Board of Appeals. Chairperson Mitchell indicated that we will need to address this situation, as well as some other Zoning Ordinance issues at a Public Hearing.
7. Committee Reports:
  - A) Zoning Ordinance Sub Committee: Jim Brennan reported that within the next two weeks this committee should have everything caught up and updated.
  - B) Parks & Recreation: Jim Brennan reported that this committee will be meeting again this June 22, 2011 at 7:00 p.m. to look at Munson Park. Paula Stone, the Township Clerk, will be writing a grant to see if a Dump Station can be procured for the Park. We now have the necessary paint for the Play Toys at the beach. We are also examining the lights at the Ball Field. Jim also indicated that the Township still has not received monies from the Grant written for the Bank Building, because the Supervisor has not completed the necessary follow up. The Clerk would like to sell the Bank Building

- because it is estimated that it would cost over \$100,000.00 to renovate the building. Chairperson Mitchell pointed out that if you receive State or Federal money for a Grant like this, you cannot turn around and sell the property for a certain period of time, somewhere between five and seven years.
- C) Community Services: Tom Feldhusen reported that Community Services recently gave out a lot of money to a lot of young people in the form of scholarships. Community Services will not be meeting for the remainder of the summer.
  - D) RM School: Tom Feldhusen indicated that Home Schooling in our area has caused some enrollment challenges for the RM School District.
  - E) Zoning Ordinance Revision Update: Dan Mitchell reported that this document is completed. Dan will now be going to Escanaba, to review the document with Michelle Dewitt from CUPPAD.
  - F) Zoning Districts Mapping: Jim Brennan summarized the finalized Zoning District Map and changes that were made. Jim indicated this map will now be sent to CUPPAD for their review, prior to a Public Hearing in Republic Township.
8. Zoning Administrator's Report: Al Pierce, Interim Township Zoning Administrator presented two documents. The first was dated June 20, 2011 indicating:
- A) Zoning Compliance Permits were issued for: Tom Fitzpatrick for a 24' x 20' garage; David Seppanen for a 12' x 16' camp addition; Holly Brennan for a 10' wide deck attached to the home; David Grant for a 16' x 24' Pole Barn.
  - B) Zoning Violation to David LaFraeniere's –home addition no Zoning or Building Permit;
  - C) Apparent Land Division Violation: Glen Adams/Chief Lake Youth Camp, referenced a June 3, 2011 letter sent; Request for a copy of the "Original 13.5 Acre Site" Approved for the Conditional Use- Chief Lake Youth Camp-June 3, 2011 letter;
  - D) Zoning Board Of Appeals: Holly Brennan—Deck Variance granted at June 16 meeting
  - E) General: Discussions with the attorney for the CLWYC appear to be bringing the Land Division and Conditional Use Description issues toward resolutions at this time. The present status of the tax exemption request for the camp is not known, but it's anticipated to involve a Conditional Use request for the Planning Commission's consideration to enlarge the area permitted for camp activities. This process is expected to continue evolving over the future months at the zoning level until all decisions are rendered and final facts determined.
- The second document presented was dated May 24, 2011 indicating:
- A) Zoning Compliance Permits were issued for: Don Tennant for a 12' x16' shed; Lawrence Godwin for a 24' x 28' seasonal dwelling; Lorraine Mercier for a 4' high fence; Tom Fitzpatrick's Permit was denied for a 24' x 20' garage-there was No Plot Plan; Leo Prusi for a +/-46' x +/-52' single family dwelling;
  - B) Zoning Compliance Informational Requests: Northern Mich. Land Brokers, two un-named inquiries;
  - C) Zoning Violation for David LaFraeniere – home addition; no Zoning or Building Permit;
  - D) Apparent Land Division Violation-Glen Adams/ Chief Lake Youth Camp – Did not follow approved division; Notification Letter Is Pending Due To Time Availability And Confirmation Of Facts;
  - E) Zoning Board Of Appeals: Holly Brennan – Deck too close to the river; No Scheduled Hearing yet;
  - F) General: At Chief Lake, resolving the Land Division issue is only anticipated to be the first step in problem solving resolution. The goal is to achieve compliance with the Land Division Ordinance and meet the conditions of approval for the Conditional Use granted by the Planning Commission for the Youth Camp. Once this goal is achieved, other items are anticipated to move to the forefront.
9. Old Business: Chairperson Mitchell indicated we still do not know the Status of the Zoning Files from the previous Township Zoning Administrator, and he would like to address this issue at the July Planning Commission meeting, as we need to have these files on record. The public is entitled to see these records.

10. New Business:

- A) Discussion of setbacks in Commercially Zoned Districts: When Jim Brennan and Tom Sandblom were checking the Zoning Districts they discovered there were no setbacks for Commercial Waterfront Property. Chairperson Mitchell posed two questions for discussion members: 1) Do we need a setback? 2) What should we consider for those setbacks for that district? Discussion ensued. Dan Mitchell reminded everyone that we are going through a Revision for the Zoning Ordinances and will be having a Public Hearing on these revisions. He indicated he would like us to include this item in the Public Hearing.

Jim Brennan made a motion that there be a Commercial Setback from the shoreline of 50 feet for Principal Structures and 50 feet for Accessory Structures. Tom Sandblom seconded the motion. The motion passed.

- B) Timeline for Public Hearing: The Planning Commission decided they would like to schedule the Public Hearing on the Zoning Ordinance Revisions for the month of September in 2011.

11. Public Comment: None

12. Jim Brennan made a motion to Adjourn the meeting at 7:45 p.m.. It was seconded by Tom Sandblom. The motion carried.

Respectfully Submitted,  
Bill Bergin, Secretary