

REPUBLIC TOWNSHIP PLANNING COMMISSION

7:00 P.M. JUNE 21, 2010

REPUBLIC TOWNSHIP HALL

1. The meeting was Called To Order at 7:01 P.M. by Chairperson Dan Mitchell.
2. Members Present: James Brennan, Bill Bergin, Tom Feldhusen, Steve Koski, Dan Mitchell, Paul Polanski, Tom Sandblom, Marie Serafin, Bill Payne (Zoning Administrator).

Members Absent: None.
3. Approval Of Agenda: It was moved by Jim Brennan and seconded by Bill Bergin To approve the Agenda. The motion passed.
4. The Open Public Hearing on the proposed revisions to the Republic Township Zoning Ordinance began at 7:03 P.M. Notification of this Public Hearing Appeared in the May 28, 2010 edition of the Mining Journal. The Central Upper Peninsula and Development Regional Commission's Senior Planner also sent a communication to Communities, Utilities and Railroads in the Central Upper Peninsula, dated May 27, 2010 regarding this Public Hearing.

Roll Call: James Brennan, Bill Bergin, Tom Feldhusen, Steve Koski, Dan Mitchell, Paul Polanski, Tom Sandblom, Marie Serafin, and Bill Payne the Zoning Administrator, were all present.

Public Comment: Keith Perry of 313 Koeber Avenue in Republic, Michigan expressed his concerns about a neighbor who is constructing a fence next to Keith Perry's residence. Concerns expressed were:

One, The neighbor is constructing a fence without obtaining the required Zoning Compliance Permit.

Two, Mr. Perry is in the process of trying to sell his residence, and feels the neighbor's fence is devaluing the Perry Property.

Three, Mr. Perry feels the fence is not being constructed in accordance with the Republic Township Zoning Ordinance.

Four, Mr. Perry paid to have a survey done on the fence. The survey revealed part of the neighbor's fence is on the Perry Property.

Bill Payne (Zoning Administrator), cited what conditions would need to be met for the neighbor's fence to be approved. Mr. Payne also expressed concern Regarding part of the neighbor's fence being on the Perry property.

Chairperson Dan Mitchell informed Mr. Perry that the Planning Commission supports his concerns.

Mr. Payne indicated he shared Mr. Perry's concerns and would share written communications he has sent out to the neighbor with the Planning Commission when he gives his report later in the meeting.

Mr. Perry thanked the Planning Commission for their concern and support.

There was no more Public Comment in the Open Public Hearing.

Presentation of the Revised Ordinance: Chairperson Dan Mitchell briefly summarized the purpose of the Open Public Hearing, regarding the revisions to the Republic Township Zoning Ordinance that the Planning Commission has been working on over the past several months.

Comment and Discussion: There was none.

Motion Regarding Acceptance: It was moved by Tom Sandblom and seconded by Marie Serafin, to adopt the Revisions to the Republic Township Zoning Ordinances that were prepared by the Republic Township Planning Commission.

Chairperson Dan Mitchell called for a Roll Call Vote on the motion.

Jim Brennan	Yes
Bill Bergin	Yes
Tom Feldhusen	Yes
Steve Koski	Yes
Dan Mitchell	Yes
Paul Polanski	Yes
Tom Sandblom	Yes
Marie Serafin	Yes

Chairperson Dan Mitchell closed the Open Public hearing at 7:12 P.M.

5. Approval of Minutes of May 17, 2010 Meeting: Tom Feldhusen noted that on page three of the minutes of the 7:00 P.M. meeting, the name Scott Koski should be change to Steve Koski.

Mr. Feldhusen also indicated that under Committee Reports at the 7:00 P.M. meeting, under his remarks about the Republic Michigamme School, the minutes should read:

“....the Republic Michigamme Public School System is in bad (not dire) Financial Straights.

Bill Bergin also noted that he had misspelled Tom Feldhusen's last name.

It was moved by Jim Brennan and seconded by Dan Mitchell to approved the Minutes of the May 17, 2010 meetings of 6:00 P.M. and 7:00P.M. The motion passed.

6. Public Comment:

Bill DeGenaro, expressed concern about the fence being constructed on Koeber Avenue next to the Perry residence.

7. Committee Reports:

Zoning Ordinance Sub Committee: Has not met;
Parks & Recreation: Nothing to report;
Community Services: Nothing to report;
RM School: Tom Feldhusen reported that the School District received a retirement from the District Librarian/Janitor Person.

Dan Mitchell indicated that new School Zone Signs would be posted in the roadways by RM School and a Cross Walk Painted on the road before the start of school in the Fall of 2010. Dan also offered to put out cones in the morning by the Crosswalk.

8. Capital Expenditures Sub-Committee Reports:

TIFA: Dan Mitchell indicated that he has completed the Pre Application Form for TIFA in Republic Township. The TIFA Committee is making Progress and moving forward for Republic.

Roads: Steve Koski and Bill Bergin served on the Planning Commission Road Sub-Committee. Steve presented the following five Recommendations regarding Road Improvement, for the Planning Commission to consider.

The intent of these recommendations was to give the Planning Commission a three to five year Road Improvement Plan, that could be passed on to the Township Board as they seek to deal with the needed Road Improvements in Republic Township.

The recommendations were:

1. *Hawks Drive (1.6 miles)*
 - A. *Important component of the unification of North Republic and South Republic.*
 - B. *Many people prefer to use it as a route between North and South.*
 - C. *If hazard mitigation grant money alleviates some Financial burden from the project, the inclusion of the Unfinished portion of 601 from the previous Construction is recommended.*
2. *Beach Entrance to Kloman Avenue (.6 mile)*
 - A. *Official Entrance for North Republic.*
 - B. *Potentially an area for future development.*
 - C. *Relative to other projects, it is not as large.*
3. *Park City Road (1.3 miles)*
 - A. *Used by many people entering and exiting North Republic.*
 - B. *Some issues arising include the size of the project, as well as the partial ownership by Humboldt Township.*
4. *601 from M-95 to end of previous construction on "Old Road" (.4miles).*
 - A. *Provides a better entrance to the town.*
 - B. *Could be an area of potential economic growth.*
 - C. *The .25 miles from M-95 to the intersection have already been listed as a priority by the County.*
5. *601 from the Cut Across Road to the Chief Lake Road (1 mile)*
 - A. *Provides access to an area which accounts for a large portion of the tax base.*
 - B. *Although it provides access to an area of substantial development, it would not have a significant impact on the local economy.*

After some Planning Committee discussion, Jim Brennan made a motion to approve the Republic Township Road Recommendations that were presented by Steve Koski. Tom Feldhusen seconded the motion.

The motion passed.

Bill Bergin then made a motion to forward the Republic Township Road Recommendations to the Township Board as a planning document for the next three years. Tom Sandblom seconded the motion.

The motion passed.

9. Zoning Ordinance Discussion: The Planning Committee felt we did not need any further discussion on this topic. Tom Sandblom made a motion that we pass a resolution to go to the Township Board recommending their acceptance of the New Proposed Zoning Ordinance for Republic Township. Jim Brennan seconded the motion. A Roll Call Vote was taken.

Jim Brennan	Yes	Dan Mitchell	Yes
Bill Bergin	Yes	Paul Polanski	Yes
Tom Feldhusen	Yes	Tom Sandblom	Yes
Steve Koski	Yes	Marie Serafin	Yes

10. Zoning Administrator's Report: Bill Payne distributed and went over his report.

Applications for Zoning Compliance Permits were approved for:

- A. David Allen: to build a large garage (5/24/10);
- B. Raymond Kenny: to build a large garage and storage,
- Conditional Use and Permit approved (6/1/10);
- C. Severson, Burns: to build a storage building (6/17/10);

Mr. Payne also submitted copies of two letters he sent to Jeffrey Huls at 321 Koeber Avenue in Republic, regarding a fence he is trying to construct.

11. Old Business; Bill Payne will be sending out information to each Planning Commissioner electronically, regarding small scale alternative energy Ordinances.

Chairperson Dan Mitchell distributed a copy of a letter he sent to Al Koski, Chief of the Republic Township Volunteer Fire Department. The letter requests Mr. Koski to attend the July 19, 2010 Planning Commission meeting, with a prioritized list of Department capital equipment needs for the next three years.

Tom Sandblom emphasized the need for the Township Board to approve the new Zoning Ordinances, in particular the Nuisance Ordinance, which really needs support so that Bill Payne and Bill DeGenaro can enforce these ordinances.

Bill DeGenaro spoke about some of the challenges facing Ordinance Officials, and the importance of using common sense in enforcing the ordinances.

Tom Sandblom spoke about the Assisted Living Issues in Republic and indicated some representatives will be coming to Republic to help with the continued exploration of Assisted Living.

Fred Nannesteadt distributed the Republic Website Report for June 1st to through June 19th.

13. Public Comment: None
- 14.. Bill Bergin made a motion to Adjourn the Meeting. Paul Polanski seconded the Motion. The motion passed and the meeting adjourned at 8:03 P.M.

Respectfully Submitted:

Bill Bergin
Planning Commission Secretary