

REPUBLIC TOWNSHIP PLANNING COMMISSION

7:00 P.M. Monday, May 21, 2012

Republic Township Hall

1. The Open Public Hearing Meeting was called to order by Chairperson Dan Mitchell at 7:01 P.M.
2. Members Present: James Brennan (via phone), Bill Bergin, Tom Feldhusen, Dan Mitchell, Tom Sandblom and Terry Knapp (Zoning Administrator).
3. Chairperson Dan Mitchell reminded everyone that the Open Public Hearing on the Conditional Use Permit request from Dennis and Sue Bell of 17557 Holli Blue Road, was for the purpose of seeking a Conditional Use Permit to conduct farming activities including livestock in a WR-1 zone.

Chairperson Mitchell requested the Township Zoning Administrator, Terry Knapp, to present the Conditional Use Permit request from Dennis and Sue Bell to the Planning Commission (P.C.). Mr. Knapp presented a packet of information to each P.C. member. He covered the Conditional Use Permit Application completed by Dennis Bell; correspondence regarding what animals and the number of each that would be raised; a map of the area; language from the Republic Township Zoning Ordinance regarding Section 311-Waterfront Residential One and Section 312-Waterfront Residential Two; the Conditional Use Section from the Township Zoning Ordinance; the Legal Advertisement regarding tonight's Open Public Hearing on the Conditional Use Permit Request that appeared in the Mining Journal; and notices sent out to all property owners within 300 feet of the said property.

Chairperson Mitchell read three communications from property owners opposed to Dennis and Sue Bell's request for the Conditional Use Permit. The communications came from: William & Christie Comstock; John Mallon; and Bobbi Sauter.

Chairperson Mitchell reminded everyone that the P.C. would not be changing any Zoning in this Conditional Use Permit Request by Dennis and Sue Bell. This request would be a variance of the current zoning, which is allowed. Zoning Administrator, Terry Knapp, also reminded the P.C. this Conditional Use Permit does not allow for Commercial Use. Chairperson Mitchell stated that the complaints expressed in the three communications that were received, were not founded on facts. Terry Knapp reminded everyone that Dennis and Sue Bell have presented a Conditional Use Permit request along with a plan and it is now up to the P.C. to act on this request.

After much discussion, Bill Bergin made a motion that a Conditional Use Permit be granted to Dennis and Sue Bell of 17557 Holli Blue Road, to conduct farming activities including livestock in the Waterfront Residential 1 Zoning District with the following conditions:

- Approximately 14 acres is to be devoted to farming;
- The raising of fowl or domestic animals shall not exceed (1) animal per acre;
- Any structure housing animals shall be located 250 feet from neighboring residences;
- Shall not allow any animal waste to enter any Lake, Wetland, Buffer Zone or Adjoining Property;
- Shall comply with all other sections of the Zoning Ordinance of Republic Township, Marquette County, Michigan, effective: September 10, 2010;

- Whenever regulations or restrictions imposed by the Zoning Ordinances are either more or less restrictive than regulations or restrictions imposed by any governmental authority through legislation, rule, or regulations, the regulations, rules, or restrictions which are more restrictive or which impose higher standards or requirements shall govern;

Tom Sandblom seconded the motion. Terry Knapp offered advice on the conditions attached to the Motion. Chairperson Mitchell then called for a Roll Call Vote.

Jim Brennan -Yes;      Bill Bergin-Yes;      Tom Feldhusen-Yes;  
 Dan Mitchell-Yes;      Tom Sandblom-Yes;      The motion passed.

4. Tom Sandblom made a motion to adjourn the Public Hearing Meeting. The motion was seconded by Bill Bergin. The meeting ended at 7:30 P.M.
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#### REGULAR PLANING COMMISSION MEETING

1. The Regular Meeting was Called to Order by Chairperson Mitchell at 7:30 P.M.
2. Tom Sandblom made a motion to Approve the Agenda. It was seconded by Bill Bergin. The motion passed.
3. Dan Mitchell indicated he had not completed the minutes from the April 16, 2012 P.C. meeting, but would have them available at the June 18, 2012 meeting.
4. Public Comment: None
5. Communications: Dan Mitchell referenced a copy of a communication he had from Brian Anderson. Terry Knapp indicated that Mr. Anderson must comply with some Zoning Ordinances and that Mr. Anderson was given specific time lines to comply with by the township.
6. Committee Reports:
  - A) Ordinance Sub Committee: The Ordinance Sub Committee will be meeting in early June;
  - B) Parks & Recreation: Dan Mitchell indicated the Township Board approved a set of Campground Rules and Regulations. The P.C. will have to come up with a Zoning Ordinance to make the Campground Rules permanent. We will have to strengthen this document. Jim Brennan volunteered to work on this.
  - C) Community Services: Tom Feldhusen reported that scholarship funding was given out to help young people who want to attend various camps during the summer. Tom explained how the funding works for our young people.
  - D) RM School: Tom Feldhusen reported that the school obtained an interest free bond for their money, that will save the school district and tax payers about ten years on the payback. When the school year ends, work will commence on upgrades for the school.
  - E) Zoning Ordinance Revision Selection: Dan Mitchell indicated that this committee will be meeting in the coming weeks.

7. Zoning Administrator's Report: Terry Knapp reported the following information:
- Zoning Compliance Permits Issued:  
05-08-12 – Michael Florek – Addition to Residence – 1335 Oriole Lane  
Issued ZCP #8-2012
  - Zoning Compliance Permits Denied: None.
  - Zoning Compliance Information Requests: Received several phone calls and answered questions, sent out information.
  - Zoning Violation: None.
  - Planning Commission:
    - 04-16-12 - Dennis Bell – Request for Livestock in WR-1, 17557 Holli Blue Rd.  
P.C. approved Conditional Use Hearing for May 21, 2012 at 7:00 PM.
    - 04-17-12 - RM School – Biomass Boiler Build. – 227 Maple Street  
P.C. approved Conditional Use Permit at 04/16/12 mtg.  
Issued CUP #7-2012
    - 04-26-12 – Dennis Bell – Request for Livestock in WR-1 – 17557 Holli Blue Road  
Prepared P.C. member packets for Conditional Use Hearing.  
Legal Notice of hearing published and sent to adjacent property owners.
  - Zoning Board Of Appeals: None.
  - General:
    - 05-03-12 – Prepared article for news letter on zoning requirements for raising poultry.
8. Old Business:
- A) Ordinance Review Committee (3 members): Chairperson Mitchell indicated this was already covered under Committee Reports (Item #6).
9. New Business:
- Terry Knapp reported that he has been asked to take a look at the Dam for Power Net and available generators.
- Tom Sandblom asked if the Township Board has given any help to the Volunteer Fire Department regarding some of the items they need. Chairperson reported that he was not aware of any help being given by the Township Board.
10. Adjourn: Bill Bergin made a motion that was seconded by Tom Sandblom to adjourn the meeting at 7:44 PM.

Respectfully Submitted,  
Bill Bergin, Recording Secretary