

Springvale Township Planning Committee

Regular Meeting Minutes for May 24, 2021

The meeting was held over Zoom

Attendance: Becky Fettig, James Scott, Stan Royalty, William Shorter.

- I. **Call to order:** Chairman Scott brought the meeting to order at 7:30.
- II. **Minutes:** The minutes for April 26, 2021 were approved by a vote of 3 to 0
- III. **Public Comment & Visitors:**
 - A. The meeting was attended by 8 members of the public: Jim and Amy Schantz, Thomas Urman, Bret Marr, Katie Smith, Jason Smith, Alecia Boughton (aka Mr. Hunter), Mitchel Coates.
- IV. **Old Business:**
 1. **Open Position:** Becky Fettig stated that there a couple of people interested in the open position on the planning committee. Applications have been sent to Chairman Scott and the Springvale Township Board will discuss as an agenda item at the June 2021 meeting.
 2. **Case #PSUP21-008:** Special Use Permit for Contractors Use at 5932 Pickerel Lake Road. Section 17, Springvale Township.
 1. Jason Smith has updated his site plan, obtained a drainage permit, and measured the height of the existing old barn (22'4"). Revised site plan shows proposed new structure at 3400 sq. ft. and 24'4" height.
 2. Jason Smith reported that effective 11:45am on May 24, 2021, he is the sole owner of this piece of property.
 3. Parties discussed the concept of owner/occupancy.
 4. Bill Shorter inquired about the small building on property and whether it would be removed.
 5. Jason Smith committed to removing the small structure and all other refuse on the property.
 6. Bill Shorter asked what Smith's intent was regarding the existing barn.
 7. Jason Smith stated that the signed purchase agreement provides Klaus Rosenthal up to two years to remove all possessions from the structure. Smith stated he intended to fix it up and make it safe for future storage.
 8. Chairman Scott stated he felt the existing barn would be an issue based on the guidance regarding square footage. Specifically, the new building would be sized so that it needed to be the only structure on the property.
 9. Jason Smith responded by stating that he is willing to take down the old barn if that is the requirement of the board.
 10. Stan Royalty asked what the road commission requirements were, and Smith responded by stating he needed to install a commercial driveway with appropriate curbs. Smith also stated that he needed to install visual barriers at the front of the property and that Dunkel Excavating would be creating earth berms and trees would be planted. Planning on planting 12-foot White Pine and Blue Spruce in a staggered pattern at the front of the property.
 11. Public comments were as follows:

- a. Neighbors Jim and Amy Schantz were concerned with visual barrier issues, having to wait two years for the old barn to be removed, tax base issues, owner/occupancy issues, noise/traffic, business signage and other potential permitting issues.
 - b. Alicia Boughton (aka Mr. Hunter) voiced safety and traffic issues, zoning restrictions and other perceived conflicts of interest.
12. William Shorter asked Smith for his construction timing. Smith stated that he is ready to begin immediately and would finish construction before winter. Smith also stated that the road screening and visual barriers would be completed right away.
 13. Chairman Scott asked the committee for direction/comments going forward.
 14. Stan Royalty made a motion to approve Case #PSUP21-008 with business hours of operation to fall between 7:00am and 6:00pm.
 - a. William Shorter added several additional safeguards to the motion (old barn removed as soon as possible or within two years, small building being immediately removed and visual barrier/staggered tree plantings along the road).
 15. Becky Fettig supported the motion.
 16. Approved unanimously by a vote of 4 to 0.
 17. This case will be sent to the Emmet County Zoning Meeting scheduled for June 10, 2021 at 7:30pm.

V. New Business:

- A. **Case #PSUS21-012:** Special Use Permit by Jenna and Bret Marr, accessory building exception at 1444 N. Ellsworth Road. Request is to allow a second residential accessory building on property zoned residential, where one residential accessory building is permitted. Review is Section 22.01 of the zoning ordinance.
 1. Bret Marr stated they would like to build a second outbuilding. First building is approximately 20' x 36'. Marr also stated that he has spoken to all his neighbors in advance.
 2. Becky Fettig asked whether the new building would have a loft and Marr stated it would.
 3. Bill Shorter asked if the new building would be approved for occupancy and Marr stated it would not.
 4. Stan Royalty stated he did not see any issues or objections to the proposed location of the second outbuilding on Marr's property. Chairman Scott agreed.
 5. There was no public comment associated with this case.
 6. Chairman Scott asked the committee for direction going forward.
 7. Stan Royalty made a motion to approve Case #PSUS21-012; second residential accessory building.
 8. Bill Shorter supported the motion and recommended that Marr not run extension cords to this new building. Suggested proper electrical wiring or battery-operated lights.
 9. Approved unanimously by a vote of 4 to 0.
- B. **Case #PPText21-02:** Amendment to alter existing language contained in the flag ordinance.
 1. Bill Shorter made a motion to approve the flag ordinance proposed amendment.
 2. Approved unanimously by a vote of 4 to 0.

VI. Public Comment: There was no additional Public Comment.

VII. Adjournment: 8:35 pm.

_____ Authorized Signature

** SPC minutes are “not approved” until accepted at a subsequent SPC meeting, and/or signed by the Chairman, Acting Chairman or Secretary