

## Springvale Township Planning Committee

### Regular Meeting Minutes for January 22, 2024

Members present: James Scott, Becky Fettig, William Shorter, Joel Kato

- I. Call to order: Chairman Scott brought the meeting to order at 7:00pm.
- II. Minutes: Bill Shorter made a motion to accept the minutes from November 27, 2023. Becky Fettig seconded this motion. The minutes were approved by a vote of 4 to 0.
- III. Public Comment: There were no public comments.
- IV. Reports: Nothing to report.
- V. Old Business: Nothing to report.
- VI. New Business:

**Case #PSUP 24-002:** A request by Patricia Stewart for Nancy Stewart for a Special Use Permit for an accessory building without a main use and an exception to allow two accessory buildings without a main use. The property is located at 2452 Stewart Road, in Section 30 of Springvale Township, and is zoned RR (Recreational Residential). The purpose of the request is to allow the property to be split into two lots resulting in one lot with two existing personal storage buildings.

Per the request of Emmet County Zoning Administrator Tammy Doernenburg, the Springvale Planning Committee held general discussion regarding this proposed project, as well as discussing the Zoning Ordinance Standards set forth in Section 21.02 (Special Land Use Review Standards) and Section 26.16 (Customary Accessory Building [greater than 200 square feet without a main use]).

In addition to the Springvale Planning Committee, Patricia Stewart and LuAnn Ameluxen were also present at the meeting. All parties thoroughly discussed this case and Patricia Stewart was able to provide a great deal of value-added input. Most of the discussion focused on the need for Ms. Stewart to have a formal land survey completed. Bill Shorter stressed that the survey should show the location of Stewart Road, as well as all setbacks.

After thorough discussion, Bill Shorter made a motion to postpone this case until such time a land survey is completed that will provide the Springvale Planning Committee, and ultimately the Emmet County Planning Commission, accurate evidence required to make a proper determination. Becky Fettig seconded this motion and the planning committee voted 4 to 0 to postpone this case.

- VII. Public Comment: There were no additional public comments.
- VIII. The meeting was adjourned at 8:17pm.

\_\_\_\_\_ Authorized Signature

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