

Baraga Township Planning Commission

PUBLIC HEARING MINUTES

Wednesday, January 10, 2024 6:00 PM

Baraga Township Hall, 13919 State HWY M38, Baraga, MI 49908

A public hearing was held at the Baraga Township Hall on Wednesday, January 10, 2024 to hear public comments on proposed changes to the zoning ordinance.

The public hearing was opened by Chairperson Parkila at 6:00 PM.

The following Commissioners were present: Dianne Koskinen, George Danielson, Dale Parkila, Nick Lozier.

The following Commissioners were absent: Jerry Dompier (phone).

Also present: *Planning consultant:* Pat Coleman. *Sign-in sheet:* Phil Therrian, Bill Delene, Roger Turunen, Cathy Wadaga, Amy Isaacson, William Olsen, Phil Acciacca.

Pat Coleman explained that to go many years without updating the zoning ordinance leaves an archaic document. A request to construct a campground was turned down due to it not fitting the zoning ordinance, which prompted a review. Coleman presented the proposed changes.

Public Comment

Public comment was heard on the following topics:

1. Neighboring property is currently being used as a campground. The planning commission reported no special use application has been submitted and suggested the property owner contact the zoning administrator regarding this concern.
2. Public road and easements. The planning commission has no jurisdiction regarding this concern.
3. 100 foot set-back from property line is too much. The planning commission will discuss the distance and required buffers.
4. Solar energy apparatuses.
5. Storage of RVs.

The planning commission explained that going forward the procedure is to meet to discuss the changes to the zoning ordinance with attention to public comment and make recommendations to the Baraga Township Board. The Baraga Township Board will make a decision and the amended zoning ordinance will be posted.

Commissioner Parkila closed the public hearing at 6:54 PM.

The next regular meeting of the Baraga Township Planning Commission is scheduled for Wednesday, January 17, 2024 at 6:00 PM at the Baraga Township Hall.

DK 01/17/2024

Baraga Township Planning Commission

REGULAR MEETING MINUTES

Wednesday, January 17, 2024 6:00 PM

Baraga Township Hall, 13919 State HWY M38, Baraga, MI 49908

The regular meeting of the Baraga Township Planning Commission was held at the Baraga Township Hall on Wednesday, January 17, 2024.

The meeting was called to order by Chairperson Parkila at 6:00 PM.

The following Commissioners were present: Dianne Koskinen, George Danielson, Dale Parkila, Nick Lozier.

The following Commissioners were absent: Jerry Dompier (phone).

Also present: *Phone:* Pat Coleman. *Sign-in sheet:* Terry Sintkowski, Mary LaCourt, Phillip La Court, Amy Isaacson, Bill Olsen, Phil Acciacca, Bill Delene, Phil Therrian.

Chairperson Parkila declared that a quorum was present and directed the Commission to proceed with the regular order of business.

Public Comment

Public comment was heard on the following topics:

1. Rural Character
2. Wording of definitions “business”, “organization”, “person”, “entity”
3. Temporary living quarters suggested to specify “temporary”
4. Grading permits
5. RV for seasonal dwelling
6. Basis of determination “essential character of surrounding area”
7. Specific special land use standards
8. PA 386 of 1978
9. Property zoned residential vs. residential district
10. Storage areas 10,000 square feet

The procedure for proceeding with development was explained: 1st apply for a special use permit, 2nd a public hearing will be held to hear public comment at which the applicant will present the development plan, 3rd the planning commission will discuss and either approve or deny the application. If approved, the applicant will then work with the necessary agencies to obtain a building permit.

The public was reminded there is no application presented at this time; the purpose of this meeting is to amend the zoning ordinance, so the planning commission has guidelines to follow in the event an application is submitted.

Minutes of the October 18, 2023 regular meeting

Discussion: None

A motion was made by Danielson, supported by Koskinen, to approve the Minutes of the October 18, 2023, regular meeting as presented. All in favor.

Minutes of the November 29, 2023 SPECIAL MEETING

Discussion: None

A motion was made by Lozier, supported by Danielson, to approve the Minutes of the November 29, 2023 SPECIAL MEETING as presented. All in Favor.

Minutes of the PUBLIC HEARING January 10, 2024 PUBLIC HEARING

Discussion: Table for April meeting.

New Business

Approving the updates to the zoning ordinance.

Discussion: The planning commission is in favor of all changes to the zoning ordinance with one exception.

1. Article 15 Special Land Use Permits, Section 15.6 J Campgrounds, RV Parks and Organized Camps 1.c should read "No space shall be so located that any part intended for occupancy is within fifty (50) feet of an adjoining property zoned for residential use and buffered as provided in Section 10.2. This requirement may be reduced to twenty-five (25) feet if an acceptable forested buffer strip is maintained along the property line."

A motion was made by Lozier, supported by Koskinen, to recommend the amendments to the zoning ordinance as prepared with one change to the Baraga Township Board for approval. All in Favor.

Old Business

None.

The next regular meeting of the Baraga Township Planning Commission is scheduled for Wednesday, April 10, 2024 at 6:00 PM at the Baraga Township Hall.

A motion was made by Koskinen, seconded by Lozier, to adjourn at 7:26 PM.

Ayes: All in favor. Nays: None.

DK 01/17/2024

Baraga Township Planning Commission
REGULAR MEETING MINUTES
and
PUBLIC HEARING – Special Use Permit

Wednesday, April 10, 2024, 6:00 PM

Baraga Township Hall, 13919 State HWY M38, Baraga, MI 49908

The regular meeting of the Baraga Township Planning Commission was held at the Baraga Township Hall on Wednesday, April 10, 2024. Included in this meeting was a public hearing regarding a special use permit application.

The meeting was called to order by Chairperson Parkila at 6:00 PM.

The following Commissioners were present: Dianne Koskinen, George Danielson, Dale Parkila, Nick Lozier.

The following Commissioners were absent: Jerry Dompier (phone).

Also present: Pat Coleman and public.

Chairperson Parkila declared that a quorum was present and directed the Commission to proceed with the regular order of business.

Minutes of the Regular Meeting and Public Hearing of January 10, 2024

Discussion: None

A motion was made by Parkila, supported by Danielson, to approve the Minutes of the January 10, 2024, regular meeting and public hearing as presented. All in favor.

Minutes of the January 17, 2024 SPECIAL MEETING

Discussion: None

A motion was made by Lozier, supported by Parkila, to approve the Minutes of the January 17, 2024, SPECIAL MEETING as presented. All in Favor.

Correspondence Received

Email letter from Sherry Lamoreaux was read and will be attached to the minutes.

Email letter from Dale and Alice Tahtinen was read and will be attached to the minutes.

New Business

A. Nominations for the Office of Chairperson

The following members were nominated to hold the office of Chairperson: Dale Parkila

A motion was made by Danielson, supported by Lozier, for Dale Parkila to hold the office of Chairperson. All in Favor.

B. Nominations for the Office of Vice Chairperson

The following members were nominated to hold the office of Vice Chairperson: Nick Lozier

A motion was made by Parkila, supported by Danielson, for Nick Lozier to hold the office of Vice Chairperson. All in Favor.

C. Nominations for the Office of Secretary

The following members were nominated to hold the office of Secretary: Dianne Koskinen

A motion was made by Lozier, supported by Danielson, for Dianne Koskinen to hold the office of Secretary. All in Favor.

D. Resolution #2024-01 Baraga Township Planning Commission Bylaws Resolution #2024-01, Declared Adopted ATTACHED

E. Public Hearing – Special Use Permit Application

Applicant: Jody Pello, Dorian Pello Property: 13011 Cadeau Road, Baraga, MI 49908 Parcel ID# 07-002-212-016-60

The special use permit application is for the approval of construction of a year-round or seasonal tiny house or dwelling less than the minimum square footage required.

Petitioner comment: Dorian Pello said the house is 588 ft², short of the minimum requirement of 800 ft². There is a well present and they are planning for electric and septic.

Public comment: Question was raised if zoning will need to change; answer is no, thus a special use permit will need to be approved as zoning is already AG RES.

Discussion: Application was reviewed and found it meets the basis of determination and has met all requirements of Section 15.3 of the zoning ordinance.

Board action: A motion was made by Lozier, supported by Danielson, to approve the application for special land use by Jody and Dorian Pello on Parcel ID#07-002-212-016-60 dated 03/03/2024. All in Favor.

F. Peter Ryan, Attorney and Property Owner

Ryan thanked the Planning Commission for their service. He expressed concerns including proposed amendments to the zoning ordinance and the process. He expressed concerns specifically related to the addition of campgrounds and RV parks in zoning, citing environmental, personal, and economic issues that may possibly occur with the allowance of campgrounds.

G. Richard Brooks, Property Owner

Brooks expressed concerns regarding the addition of campgrounds and RV parks in zoning including the mention of the effects of the use of recreational vehicles.

H. Chris Bryan, Property Owner

Bryan expressed concerns regarding the addition of campgrounds and RV parks in zoning including the mention of wind, fires, wildlife, water contamination, and potential commercial development.

I. Review of Zoning Ordinance Proposed Revisions / Township Board Recommendations

Discussion: The Planning Commission will review the recommendations presented by the Baraga Township Board. The Planning Commission will hold a SPECIAL MEETING on Wednesday, May 8, 2024, and 6:00 PM to (1) address a new application received for a special use permit, and (2) to discuss the Baraga Township Board zoning recommendations.

Public Comment

Public Comment was heard.

Pat Coleman explained the need to update zoning and discussed proposed changes. He explained the process of special land use permits is (1) Application, (2) Public Hearing, (3) Planning Commission Action, at which time the planning commission can impose additional criteria and restrictions affecting their decision to approve or deny the special land use application.

Old Business None

A special meeting of the Baraga Township Planning Commission will be held on Wednesday, May 8, 2024, to address a special use application and discuss the Baraga Township Board zoning change recommendations.

The next regular meeting of the Baraga Township Planning Commission is scheduled for Wednesday, April 10, 2024, at 6:00 PM at the Baraga Township Hall.

A motion was made by Koskinen, seconded by Lozier, to adjourn at 7:26 PM.

Ayes: All in favor. Nays: None.

Baraga Township Planning Commission

SPECIAL MEETING AND PUBLIC HEARING MINUTES

Wednesday, May 8, 2024, 6:00 PM

Baraga Township Hall, 13919 State HWY M38, Baraga, MI 49908

Meeting called to order at 6:04 PM by Chairperson Parkila.

Present: Dale Parkila, Nick Lozier, George Danielson, Jerry Dompier, Dianne Koskinen

Absent: None

Chairperson Parkila declares that a quorum is present.

Also present: Pat Coleman, Bill Olsen, public

Consent Agenda

- Agenda 5/8/24, Minutes 4/10/24

Discussion: no additions, no changes

A motion was made by Lozier supported by Danielson to approve the Regular Meeting and Public Hearing minutes of April 10, 2024, and to approve the agenda for the Special Meeting and Public Hearing of May 8, 2024.

Ayes: all in favor

Nays: none

Correspondence Received

City of Marquette zoning information email

New Business

- A. Peter W. Ryan – Ryan presented: Baraga Township, in the 2016 masterplan, carefully considered natural beauty and resources important, preservation important operating into the future with climate change and effects on habitats as related to lakeshore and balance into ecosystems. Proposals facing planning commission contain changes affect the property values of those residents. Baraga Township could lose revenue. Ryan's concern is the development of property next to his and that it changes the habitat for animals and vegetation (lupin gone, not coming back). He doesn't want a campground next to his house. Ryan presented land holdings on US-41 owned and controlled by Acciacca and explained development going on there. Ryan claims Acciacca is planning on putting a campground next to Ryan's house. Ryan presented arial views / maps and asked the planning commission to give consideration to this campground not being harmonious with the neighboring properties and the ecosystem. Ryan claims alternatives in current zoning such as residential development or resort development. Ryan claims no amenities nearby and a poor location for a campground. Documents presented by Ryan will be attached as part of these minutes.

PUBLIC COMMENT: Concerns were voiced about drinking and disturbances with campgrounds.

- B. Special Use Permit Application - Property ID # 07-002-209-007-35, Legally described as: TBG-9 1/4 301A&302A SEC9 T51N R34W, Address of Property: 11062 Froberg Road, Pelkie, MI 49958. The Special Use Permit Application is for the approval of construction of a year-round or seasonal tiny house or dwelling unit less than the minimum square footage required. Application included in minutes.

Public Comment: Concerns about septic and grey water. Parkila indicated this is a health department issue. Concern about how many tiny houses on a property. Parkila indicated it is one tiny house per parcel. Concern about setbacks. Olsen explained the required setbacks. Concern 15.3 zoning ordinance basis for determination “mandatory” planning commission must consider five criteria.

Discussion: The planning commission considered the criteria of section 15.3 Basis of Determination for this special use permit application. The planning commission determined:

1. This application is harmonious with the character of adjacent property and the surrounding area.
2. This application does not change the essential character of the surrounding area.
3. This application is not hazardous to adjacent property.
4. This application will not place demands on public services and facilities.
5. This application is in general agreement with the masterplan.

A motion was made by Parkila supported by Lozier to approve the Special Use Permit Property ID # 07-002-209-007-35, Legally described as: TBG-9 1/4 301A&302A SEC9 T51N R34W, Address of Property: 11062 Froberg Road, Pelkie, MI 49958.

Ayes: All in favor

Nays: None

Old Business

- A. Baraga Township Board recommendations regarding zoning amendments. Pat Coleman presented the additional proposed zoning changes and amendments that were not discussed at a previous meeting. One – remove grading permits (10.8), utilize the Baraga County grading agent (state law). Two – Change fencing regulations (17.11). Three -- reduce the square footage of a single-family dwelling to 500 square feet and multi-family dwelling to 500 square feet and removing the 14 feet minimum (5.3).

Public Comment: Concern was raised on fence definitions. Concern was raised regarding grading. Concern was raised about the future.

Discussion: The planning commission reviewed the recommendations from the township and confirmed the three additional zoning changes. A public hearing will be held at the July 10 meeting to finalize all zoning changes for presentation to the township board for approval. The planning commission reviewed the items brought from the township board for further consideration and determined all items have been addressed.

A motion was made by Koskinen supported by Lozier, to approve the recommendations of the planning commission regarding zoning changes / amendments.

Ayes: all in favor

Nays: none

The next meeting of the Baraga Township Planning Commission will be held on Wednesday, July 10, 2024 @ 6:00 PM. In conjunction with the regular meeting, a public hearing will be held regarding final zoning recommendations that will be presented to Baraga Township.

A motion was made to adjourn by Parkila, seconded Lozier by at 7:53 PM.

DK 5/14/24

Attached:

- Correspondence, City of Marquette zoning information email
- Land maps and parcel numbers
- Special Land Use application 002-209-007-35

Baraga Township Planning Commission

REGULAR MEETING MINUTES

Wednesday, July 10, 2024, 6:00 PM

Baraga Township Hall, 13919 State HWY M38, Baraga, MI 49908

Meeting called to order at 6:05 PM by Chairperson Parkila.

Present: Dale Parkila, Nick Lozier, George Danielson, Jerry Dompier, Dianne Koskinen

Absent: None

Chairperson Parkila declares that a quorum is present.

Also present: public

Minutes of the April 10, 2024 regular meeting and Public Hearing

Discussion: none

A motion was made by Lozier, supported by Danielson, to approve the Minutes of the April 10, 2024, regular meeting and Public Hearing as presented.

Ayes: all in favor

Nays: none

Minutes of the SPECIAL MEETING May 8, 2024 and Public Hearing

Discussion:

A motion was made by Parkila, supported by Danielson, to approve the Minutes of the Special Meeting and Public Hearing, May 8, 2024 as presented.

Ayes: all in favor

Nays: none

New Business

1. Master Plan review:

Discussion: There are conflicts between zoning and the master plan. Commissioners agree they need professional guidance in revising the Master Plan. In 2017 OHM Advisors were hired to prepare the Master Plan which has been in effect for seven years. The Master Plan is required to be reviewed every five years and updated or revised every ten years.

A motion was made by Dompier, supported by Danielson to recommend to the Township Board to hire a firm to assist the Planning Commission to update the Master Plan.

Ayes: all in favor

Nays: none

2. Bill Olsen, Zoning Administrator, presented a concern from Mike Heikkinen about a break-wall that is on his property that he would like removed. The Planning Commission determined they do not have the authority to act in any capacity on this matter.

3. Website: Chris Bryan expressed concern that it is not easy to find the Planning Commission meetings on the Township website. The Planning Commission looked at the website and decided that Koskinen will contact the website administrator to ask that a Planning Commission tab be added to the Township website homepage as other Township tabs are listed at the top and in white.

Public Comment

- A. Pete Ryan – Commended the board on the action that is being taken on the Master Plan review. The Planning Commission will delay approval of Special Use permit applications that relate to the Master Plan changes that are of most concern until the new Master Plan is developed and adopted.

Old Business

None

The next regular meeting of the Baraga Township Planning Commission will be held on Wednesday, October 9, 2024 @ 6:00 PM.

A motion was made by Danielson, supported by Parkila to adjourn at 6:33 PM.

Ayes: all in favor

Nays: none

DK 7/10/24

Attached: no attachments

Baraga Township Planning Commission

SPECIAL MEETING MINUTES

Wednesday, September 11, 2024, 6:00 PM

Baraga Township Hall, 13919 State HWY M38, Baraga, MI 49908

Meeting called to order at 6:00 PM by Chairperson Parkila.

Present: Dale Parkila, Nick Lozier, George Danielson, Jerry Dompier, Dianne Koskinen

Absent: None

Chairperson Parkila declares that a quorum is present.

Also present: Bill Olsen, Diane Dompier, Terry Sintkowski

New Business

- A. Review proposals for the update of the Master Plan and give a recommendation to the Baraga Township Board.
 1. Correspondence Received – two proposals for master plan services
 - a. North of 45 - \$25,000 adoption date July 2025
 - b. Northwoods Planning & Zoning Services - \$15,500 adoption date Feb/Mar 2025
 2. Discussion – Considered price and completion time.
 3. Recommendation – A motion was made by Dompier, supported by Danielson, to accept the proposal from Northwoods Planning & Zoning and forward this recommendation to the Baraga Township Board.

Ayes: Danielson, Dompier, Lozier, Koskinen, Parkila Nays: None

- B. Public question unrelated to the special meeting purpose. Sintkowski had a zoning question. He purchased Koski welding. There is a question about the proximity to the road. The PC referred Sintkowski to the Baraga County Road Commission and re-address the Planning Commission if needed.

The next regular meeting of the Baraga Township Planning Commission will be held on Wednesday, October 9, 2024 @ 6:00 PM.

A motion was made by Danielson, supported by Parkila to adjourn at 6:14 PM.

DK 9/11/24

Attached:

- Northwoods Planning & Zoning Services, LLC Letter of Interest
- North of 45 Proposal for Professional Services

Baraga Township Planning Commission

REGULAR MEETING MINUTES

Wednesday, October 9, 2024, 6:00 PM

Baraga Township Hall, 13919 State HWY M38, Baraga, MI 49908

Meeting called to order at 6:01 PM by Chairperson Parkila.

Present: Dale Parkila, Nick Lozier, George Danielson, Jerry Dompier, Dianne Koskinen

Absent: None

Chairperson Parkila declares that a quorum is present.

Also present: public (4), Bill Olsen

Additions to the agenda: none

Minutes of the July 10, 2024 regular meeting

Discussion: none

A motion was made by Dompier, supported by Danielson to approve the Minutes of the July 10, 2024, regular meeting as presented.

Ayes: All in favor

Nays: None

Minutes of the September 11, 2024 special meeting

Discussion: none

A motion was made by Lozier, supported by Parkila, to approve the Minutes of the September 11, 2024, special meeting as presented.

Ayes: All in favor

Nays: None

New Business

Jason McCarthy, Northwoods Planning & Zoning Services kick off meeting, Thursday 10/17, Monday 10/21, Thursday 10/24

Discussion: This is an informational, get familiar with each other, discuss timelines, meeting; consensus is that it still must be open and publicly posted. The meeting will be held Thursday, 10/24/24, at 6:00 PM at the Baraga Township Hall. Koskinen will confirm with McCarthy then post the meeting on the hall door, have it placed on the website, and publish it in the L'Anse Sentinel.

Old Business - none

Public Comment – Public asked about posting the special meeting. It was discussed that two weeks' notice is required. Koskinen will post it tomorrow, within the two weeks requirement. Koskinen will verify the posting requirements and report her findings at the 10/24/24 Special Meeting.

The next meeting of the Baraga Township Planning Commission will be a SPECIAL MEETING held on Thursday, October 24, 2024 at 6:00 PM.

The next REGULAR meeting of the Baraga Township Planning Commission will be held on Wednesday, January 8, 2025 at 6:00 PM.

A motion was made by Danielson, supported by Koskinen to adjourn at 6:15 PM.

Ayes: All in favor

Nays: none

DK10/10/24

Attached: no attachments

Baraga Township Planning Commission

SPECIAL MEETING MINUTES

Thursday, October 24, 2024, 6:00 PM

Baraga Township Hall, 13919 State HWY M38, Baraga, MI 49908

Meeting called to order at 6:00 PM by Chairperson Parkila.

Present: Dale Parkila, Nick Lozier, George Danielson, Jerry Dompier, Dianne Koskinen

Absent: None

Chairperson Parkila declares that a quorum is present.

Also present: public (5), Bill Olsen, Jason McCarthy of Northwoods Planning & Zoning Services.

Regular business such as approval of minutes will be done at the next regular meeting on January 8, 2025.

New Business

The purpose of this Special Meeting is to meet with Jason McCarthy of Northwoods Planning & Zoning Services to establish a proposed timeline/schedule and begin to discuss issues and opportunities regarding the Master Plan update.

McCarthy introduced himself and gave a brief biography. He has been doing planning and zoning for 25 years. Master Plan is required to be updated every five years. The current Master Plan was created in 2017 by OHM.

- Plan is to work on revisions over the winter and adopt them in the spring 2025.
- Campgrounds and tiny houses have been our biggest issues.

Areas discussed:

- Affordable housing is scarce and zoning is a way to influence affordable housing.
 - Increasing density, multifamily housing, shipping container housing, tiny houses.
- Recreation planning. DNR recreational trust fund is available (\$11 million in Marquette County). For the grants, 5-year duration, invest 25 percent. Mary Harlot at DNR. Campgrounds are an underserved sector and can bring revenue. Land and water grants, passport grants.
- Demographics are important in planning. Good employment, solid pay, recreation for children.
- Fencing and buffers on the more intense use parcel.
- Community survey will be conducted. Public interest meeting.
- Use technology to meet and plan, virtual meetings.
- Lakefront erosion and setbacks.
- Renewable energy resources. November 29 Michigan legislation.
- Future land use map, look if changes need to be made.
- Goals and objectives.
- Blight.

Public Comment

A question about the future land use map was addressed.

A question about spot zoning was addressed.

A question about draft documents was addressed.

The next MASTER PLAN WORKSESSION will be held December 19, 2024 at 6:00 PM.

The next REGULAR meeting of the Baraga Township Planning Commission will be held on Wednesday, January 8, 2025 at 6:00 PM.

January will be the target month for the survey. It will be on the regular meeting agenda.

A motion was made by Koskinen, supported by Parkila to adjourn at 7:13 PM.

Ayes: All in favor

Nays: none

DK10/24/24

Attached: no attachments