

CHARTER TOWNSHIP OF CHOCOLAY PLANNING COMMISSION MINUTES

Monday, May 16, 2016

I. MEETING CALLED TO ORDER BY: Andy Sikkema at 7:02 p.m.

ROLL CALL

Members Present: Andy Sikkema (Chair), Andy Smith (Vice Chair), Eric Meister (Secretary), Richard Bohjanen (Board), Bruce Ventura, Tom Mahaney (arrived 7:05)

Members Absent: Kendell Milton (excused)

Staff Present: Dale Throenle (Planning Director/Zoning Administrator), Suzanne Sundell (Administrative Assistant)

II. ADDITIONAL AGENDA ITEMS / APPROVAL OF AGENDA

Motion by Ventura, and seconded by Bohjanen, to approve the agenda as written.

Vote: Ayes: 5 Nays: 0 MOTION CARRIED

III. MINUTES

April 18, 2016

*Motion by Ventura, and seconded by Meister, to approve the minutes as corrected (Bohjanen pointed out typographical errors on Page 3, 3rd full paragraph, 3rd line "...Throenle **said** he wanted to show ...", Page 3, 5th paragraph, 2nd line, spelling of Bohjanen should be **Bohjanen**, Page 5, 4th paragraph, "Parcels currently zoned as Industrial (such as Willow ~~Creek~~ Farm and Fraco)..." delete **Creek**.)*

Vote: Ayes: 6 Nays: 0 MOTION CARRIED

IV. PUBLIC COMMENT

None

V. PUBLIC HEARINGS

None

VI. PRESENTATIONS

None

VII. NEW BUSINESS

A. Ordinance 41 Animal Control – Chicken / Poultry

Throenle indicated that since becoming the Planning Director / Zoning Administrator he has received five different calls from residents asking about having chickens on their property. Ordinance 41 has a section that relates specifically to poultry. Throenle then researched different areas of the state, and has included two examples from other communities – both are larger and urban – but he felt the

language may be appropriate for Chocolay Township. Throenle indicated that when he received the calls, he had indicated to the residents they should present some type of public comment, either at a Planning Commission meeting, or by some type of handwritten (email or letter). Nothing has been received at this time. In regards to one of the calls, the raising of chickens was for a health alternative for her husband – she wanted to have eggs for personal use without having to go into Marquette and pay the higher prices.

Sikkema asked if Throenle had checked with Marquette Township or Negaunee Township on what they allow. Throenle indicated he had not – at this point he is looking for direction on how the Planning Commission would like him to proceed. Sikkema indicated that there may be different things to look at – the City does not have an agricultural district where residents would be able to raise chickens, but Chocolay does – so it may be a question of “where” you can raise chickens, versus “if” you can raise chickens. One of the examples that Throenle had provided was the City of Ferndale – Sikkema indicated that they probably did not have an agricultural district. Throenle stated that they have a unique situation where they have combined with two other jurisdictions and have formed a large district.

Meister asked what areas of the Township the calls came from – Throenle indicated there were three from the village of Harvey and one on M-28. Mahaney wondered that if you were R-1, but had 10-12 acres, if there could be some type of allowance. Throenle indicated that the ordinance states that anywhere in R-1 is restricted, and only allowed in the AF district.

Ventura asked if Throenle had reviewed the results of the survey that Woodward had done a couple of years ago. Ventura indicated that he remembered the response as being either in favor, or not really having an opinion, even in small lot areas, with certain parameters as to number of birds or size of animals. Ventura indicated that the City had come up with a “policy” basically saying that if the neighbors don’t complain, you could have up to eight chickens. Meister indicated that a couple of barking dogs would be worse than a few chickens.

Mahaney asked if there had been any formal complaints. Throenle indicated that there had been one – it was not so much about the chickens, as it was about the goat that was with the chickens. Throenle indicated he would be looking at chickens only be on a fenced property, and preferably have the chickens contained in a coop. Throenle indicated that one resident had sent a link to a local home supply store that provides chicken coops with up to four coops. Smith wondered if there was a fence, would they actually need to have a coop. Throenle indicated there needs to be a balance – need to keep in mind the potential calls that could come in.

Ventura stated that Ordinance 41 also states that dogs need to be contained.

Throenle indicated that there are other things in Ordinance 41 that need to be looked at, such as “service dogs”. The Ordinance only allows “leader dogs”. Ventura asked about definition of service dogs versus leader dogs. Throenle indicated leader dogs

are specifically for the blind, whereas service dogs can be for a multitude of other conditions.

Throenle also indicated that the Planning Commission would need to look at other animals that may fit into the same category as chickens.

Meister stated that he feels chickens are okay, but does not feel that it should be opened up to a huge variety of farm animals. Bohjanen stated that he was surprised that the Ordinance only specified chickens, and did not include other fowl that would be equally as benign as chickens.

Sikkema stated that the Planning Commission needs to be careful on where they are allowing animals – if all districts are open to having animals, where does someone go if they prefer not to be next to chickens?

Smith wondered if there would be any smell associated with chickens – Meister indicated that he has raised chickens before and the smell wasn't that bad – you just need to clean up.

Sikkema asked the Commissioners how they would like Throenle to proceed. Ventura indicated he would like a draft ordinance of some type. Bohjanen indicated he would like personal poultry raising as a conditional use on properties. Sikkema indicated that a conditional use would get pricey. Smith wondered about the Right to Farm Act – this only pertains to commercial lots. Throenle indicated based on previous court cases, the Right to Farm Act would not apply. Smith wondered about the Right to Farm Act case in Gwinn – Throenle indicated they had won the case and are living on a waterfront property raising animals.

Sikkema again asked for direction for Throenle. Smith would like to have more information, especially from Negaunee and Marquette Townships as to what they have done. Mahaney would like to have more review of surrounding townships. Meister would like to look at other communities to see what has been done. Bohjanen agreed with this, but also pointed out that if there is going to be a change in the Ordinance to keep in mind there will need to be a public hearing.

Mahaney asked what Throenle is telling residents now – Throenle indicated that he refers to Section 41.09, telling them that unless they reside in the AF district, it is not allowed at this time. Throenle also informs them that this will be coming under review with the Planning Commission, and that they should be providing public comment.

For the next meeting, Throenle will research other communities in the township to find out how they are handling chickens.

VIII. UNFINISHED BUSINESS

A. Commercial Zoning District Uses

Throenle provided the matrix and explained the codes for the Mixed Use Corridor with:

P = Permitted (no approval needed)

C = Conditional Use (would need a permit)

N = Non-Permitted (not allowed)

Sikkema indicated that the Mixed-Use Corridor was the area that had been defined at last month’s meeting, and basically covers the areas that bound US-41 from Sands Township down to just south of M-28, and on M-28 past Nagelkirk’s on the south side, and just past the Gateway Plaza on the north side.

The Planning Commission proceeded to go through the matrix and determine what types of uses. Meister questioned if there were going to be conditions already written up on the mixed-use – are there certain parameters that would need to be followed (i.e. only in the back, only on the second floor, etc.) for permitted use. Bohjanen indicated that the purpose should be to encourage the use of the corridor for business purposes.

Item 240 Mixed Use Development – Throenle indicated that this will be brought back to the Planning Commission at the next meeting with an expansion of the category numbers.

Item 310 Industrial Service Establishment – Planning Commission would like Throenle to look at definitions of “Medium” and “Heavy”.

100 Residential and Accommodation Uses							
110 Single-Family Dwellings and Care Homes							
A structure containing not more than one dwelling unit.							
ID	Principal uses	Mixed Use Corridor					
		P	C	N			
111	Single family dwelling, site condominium, mobile or manufactured home on an individual lot, and other similar compatible dwellings.			x			
112	Recreational structure ex. cabins and camps.			x			
113	Child Care Center/Day Care Center with fewer than 7 children; Family Child Care Homes; Adult Foster Care Family Home; Adult Foster Care Small and Large Group Homes; Foster Family Home; Foster Family Group Home, State Licensed Residential Facility.		x				
ID	Accessory uses	Mixed Use Corridor					
		P	C	N			
114	Short-term rentals of single-family dwelling			x			
115	Accessory dwelling unit			x			

116	Accessory residential home occupation - Tier 1.			x
117	Accessory residential home occupation - Tier 2.			x
120 Two-Family Dwelling				
A structure containing two dwelling units.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
121	A duplex; a building with two dwellings constructed side-by-side, front-to-back, over and under, or some combination of the above. Also a lot with no more than two detached dwelling units, similar to and compatible with the above housing.			x
ID	Accessory uses	Mixed Use Corridor		
		P	C	N
122	Accessory residential home occupation - Tier 1.			x
130 Multi-Family Dwelling				
A structure containing 3 or more dwelling units, and may have common accessory services or facilities, such as for laundry or storage.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
131	Apartments, attached townhouses, row houses, and condominiums and other similar compatible uses.		x	
ID	Accessory uses	Mixed Use Corridor		
		P	C	N
132	Accessory residential home occupation - Tier 1.	x		
132	Accessory residential home occupation - Tier 2.			x
140 Single-Family Housing Complex				
A coordinated development of multiple single-family homes.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
141	Mobile home park and manufactured housing communities.			x

142	Conservation cluster residential and development-supported agriculture.			x	
150 Institutions for Human Care and Habitation					
Facilities for the diagnosis, treatment, care, rehabilitation or training of persons who may be developmentally dependent, ill, physically disabled, mentally retarded, emotionally disturbed, drug or alcohol dependent. Also includes facilities designed to meet the temporary housing needs of special populations (e.g. homeless, abused spouses, those released from correctional institutions, etc.). Does not include correctional facilities.					
ID	Principal uses	Mixed Use Corridor			
		P	C	N	
151	Nursing or convalescent homes; homes for aged; assisted living facilities; orphanages; sanitariums; halfway houses; spouse abuse shelters; and homeless shelters.		x		
160 Community Residential Care					
Part- or full-time shelter and specialized care for individuals provided in facilities or single family dwellings. As defined in PA 116 of 1973 or PA 218 of 1979.					
ID	Principal uses	Mixed Use Corridor			
		P	C	N	
161	Large Child/Day Care Centers with over 6 children; Group Child Care Homes; Child Caring Institutions; Children's Therapeutic Group Homes; Adult Foster Care Facilities, and Adult Foster Care Congregate Facilities.		x		
170 Group Housing					
Characterized by the residential occupancy of a structure by a group of people who do not meet the definition of a "family" but often share a common situation. The size of the group may be larger than the average size of a household. Tenancy is usually arranged on a monthly or longer basis. It may be a form of transient lodging. There is usually a common eating area for residents.					
ID	Principal uses	Mixed Use Corridor			
		P	C	N	
171	Monasteries, seminaries and convents, fraternity or sorority. Other housing similar to and compatible with the above housing. Does not include prisons, other correctional facilities, community residential care facilities or institutions for human care and habitation.		x		
180 Lodging and Accommodations					

A facility offering transient lodging accommodations and services to the general public.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
181	Bed and Breakfast, Tourist Home, Boarding House with four units or less	x		
182	Hotels, motels, residence inns, and other resident lodging facilities with five units or more.	x		
183	Resorts		x	
184	Group camps and campgrounds for tents or recreational vehicles.			x
ID	Accessory uses	Mixed Use Corridor		
		P	C	N
185	Accessory food and beverage service, laundry, entertainment facilities and other similar compatible uses.	x		
ID	Temporary uses	Mixed Use Corridor		
		P	C	N
186	Temporary dwellings, tents/yurts, recreational vehicles (not in campgrounds).			x
200 General Sales or Service Uses				
210 Commercial Sales and Service Establishments				
Establishments where the principal activity is the sale, lease or rental of goods or services to the public. There may be accessory processing or service activities.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
211	Neighborhood commercial: Light or intermittent traffic intensity with minimal outdoor storage, handling or display ex. small apparel and gifts; arts, crafts, hobby supplies; handcrafted items; art gallery and fine art instruction; personal care products or services; health stores; bicycle sales, repair and rental; books, magazines; caterer; small grocery stores; laundromat, dry cleaning, tailoring; prepared/prepackaged food and beverage sales; rental, sales and service of non-motorized recreation equipment such as kayaks, canoes, and outdoor equipment; light repair of consumer goods such as televisions, clocks, watches, cameras, shoes, guns, office equipment, clothing and upholstery; and other similar compatible	x		

	uses.			
212	Moderate regional commercial: Moderate traffic intensity can include some outdoor storage/handling areas ex. automotive parts; appliances and household goods and services; business supplies and services; convenience stores without gas sales; discount stores; large grocery stores; hardware stores; building trades or specialty contractor offices and yards; car/truck wash; gas station; garden center; shopping center or department store; stone monuments/slabs; funeral services; indoor auction facilities; atv, motorcycle, and snowmobile sales; repair of small engines and small electric motors, lawn mowers, snowmobiles, boat motors, ATVs, trail groomers; and other similar, compatible uses.	x		
213	Heavy regional commercial: high traffic intensity or large outdoor storage/handling areas ex. passenger vehicle sales/service dealer; boats/marine supplies; building supplies; large vehicle/equipment sales, repair, rental; industrial equipment or heavy consumer good sales and service; mobile home and RV sales and service; warehouse or superstore; and other similar compatible uses.		x	
ID	Accessory uses	Mixed Use Corridor		
		P	C	N
214	Accessory drive-thru facility (bank, fast food, pharmacy, etc)	x		
215	Accessory gas sales	x		
216	Outdoor display and sales area	x		
217	Outdoor storage		x	
220 Food and Drink Service Establishments				
An establishment where food and drink are prepared, served, and consumed primarily on the premises.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
221	Restaurants (eat-in or take-out, but not drive-through); bakeries; cafes; bars and taverns; nightclubs; cabarets; brewpubs (not including warehouse/mass distribution operations); coffee shops; ice cream stores; delicatessens; diners; soup kitchens; and other similar, compatible uses. Can include indoor entertainment.	x		

ID	Accessory uses	Mixed Use Corridor		
		P	C	N
222	Accessory drive-thru facility	x		
223	Outdoor food and beverage service	x		
224	Outdoor food preparation	x		
230 Office Establishments				
Activities conducted in an office setting which may include accessory cafeterias and health facilities established primarily to service the needs of employees on the premises.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
231	Financial institutions: lenders, brokerage houses, banks; insurance offices; real estate offices; offices for attorneys, accountants, architects, engineers and similar professionals; small medical or dental clinics; blood collection centers; government offices; public utility offices; telemarketing sales offices; company headquarters and other similar compatible uses.	x		
232	Large medical or dental labs; hospitals; multi-complex medical centers; laboratories and research parks; development and testing facility; and other similar compatible uses.	x		
240 Mixed-Use Development				
Two (2) or more different land uses integrated in a single structure or on the same lot.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
241	Type 1 (mixed in the same building) can consist of the following uses: 131, 132, 181, 185, 211, 214, 216, 221, 222, 223, 231, 243, 422, 913, 926, 927, 934, 943, 944			
242	Type 2 (mixed on same lot) can consist of the following uses: 131, 132, 141, 142, 151, 161, 171, 181, 182, 183, 184, 185, 211, 214, 215, 216, 217, 221, 222, 223, 224, 231, 232, 321, 331, 422, 423, 435, 436, 437, 512, 521, 611, 621, 631, 632, 913, 921, 926, 927, 943, 944, 951			
ID	Accessory uses	Mixed Use Corridor		
		P	C	N
243	Accessory residential home occupation - Tier 1.			

300 Industrial, Manufacturing and Waste Related Activities				
310 Industrial Service Establishments				
Industrial repair or servicing of machinery, equipment, products or by-products.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
311	“Medium”, including some outdoor operations or temporary storage of materials or vehicles ex. welding shops; machine shops; small vehicle, body, and frame repair; towing with temporary outdoor storage; exterminators; recycling operations (other than vehicles); wholesale lawn and garden services and landscape supply.		x	
312	“Heavy” could include the same uses as medium, but at a greater scale, volume or intensity, plus other uses with greater nuisance characteristics ex. sales, repair, storage, salvage or wrecking of heavy machinery, metal and building materials; auto and truck salvage and wrecking; junkyards; heavy truck servicing and repair; tire retreading or recapping; truck stops; contractor yards with large equipment stored on site; heavy equipment trade schools; auto recycler; and infectious or contaminated waste disposal.			x
320 Manufacturing Establishments				
Manufacturing, processing, fabricating, assembly, packaging, shipping activities associated with transforming raw or secondary materials into finished or semi-finished products for resale.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
321	Light: large scale food processing; printing, publishing and engraving shops; small vehicle, machinery or vehicle parts assembly; fabricated metal products; forming and molding plastic products; cosmetics; pharmaceuticals; toiletries; hardware and cutlery; tool, die, gauge and machine shops; musical instruments; toys; novelties; metal or rubber stamps; molded rubber products; monument and art stone production; industrial laundry operations; furniture and related wood products processing facility; assembly of electrical appliances, electronic instruments and devices; solar devices.		x	
322	Heavy: Wood products manufacture involving extensive use of glues and other chemicals, such as sheet boards and chip boards; plastic, paint, paper, and chemical manufacturing; drop forging; heavy stamping; punch pressing; heat treating, plating, hammering, or other similar activities; large vehicle or other large equipment assembly; manufacture of metallurgical products; heavy machinery fabrication; dry bulk blending plant or handling of liquid nitrogen			x

	fertilizer and/or anhydrous ammonia, cement or block plant.			
330 Warehousing, Wholesale and Transportation				
A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time to persons and businesses.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
331	Self-service storage facilities, also known as: mini-warehouses, and rental storage units.		x	
332	Truck stops; auction house or flea market		x	
333	Warehousing, manufacture and/or storage of fireworks, petroleum products, propane, bottled gas, industrial acids or similar substances; refineries; and other bulk liquid or chemical storage. Storage or transfer buildings, excluding the storage of flammable liquids. Truck, rail or air freight terminals; bus barns; cold storage facilities; wholesale building products; stockpiling of sand, gravel or other aggregate materials' and other similar large storage yards.			x
400 Infrastructure and Utility Uses				
410 Essential Services				
See ordinance definition.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
411	Telephone, television, and electrical lines; sanitary sewer, storm sewer and water lines; railroad right-of-way and uses related thereto; gas and oil lines but not including associated "structures" that exceed 10 sq ft in floor area and are more than 4 ft. tall. Also includes public roads and road rights-of-way.	x		
420 Public Buildings and Related Facilities				
Buildings housing governmental public service functions including publicly-owned utilities, recreation, office and storage facilities, and privately operated buildings serving the public.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N

421	Public offices, police & fire station, public works, publicly owned tourist info centers, public boat launches/marinas, and other similar compatible uses.	x		
422	Libraries, museums, culture centers; and other similar compatible uses.	x		
423	Roadside parks, public parks, public gardens, trails and trail easements.	x		
424	Cemetery.			x
430 Transportation, Utility and Public Service Installations				
A building or structure from which a utility or transportation service deemed necessary for the public health, safety or general welfare (an essential service) is provided to the public by an entity under public franchise or ownership. Accessory uses may include offices, truck and large equipment parking, fueling and maintenance.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
431	Light: Electrical substations, gas regulator stations; radio, television, cellular, and microwave transmitter towers or other communication towers; recycling collection centers		x	
431b	Light: satellite antennas larger than ten feet in diameter.			x
432	Heavy: Water and sewage treatment facilities; water towers; large scale artificially constructed storm water retention and detention facilities; telephone exchanges; recycling processing centers; solid waste; road maintenance and other public works garages.			x
433	Public airports.			x
434	Rail yards.			x
435	Park and Ride facility; commuter parking; parking garages; bus depots; helipad; and other similar compatible uses.		x	
437	WECS towers.		X	
500 Entertainment and Recreation				
510 Indoor Entertainment Establishments				
Fully-enclosed recreation, entertainment, or other hospitality which may also be associated with food service or accommodations.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
512	Athletic/fitness/exercise establishments; bowling alleys; ice or roller blade rinks; indoor soccer fields and racquet courts; amusement centers and game arcades; bingo parlors; pool or billiard halls; dance halls; theaters; membership clubs; saunas, hot tubs and	x		

	similar establishments; indoor archery and shooting ranges; swimming pools/clubs; reception halls; and other similar compatible uses; private clubs			
520 Outdoor Entertainment Establishments				
Recreation and/or entertainment-oriented activities principally taking place in an outdoor setting. There may be accessory food, retail, office, service, or maintenance facilities or caretaker quarters in addition to the principal structures.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
521	Miniature golf facilities; swimming clubs, tennis clubs; amphitheaters; and batting cages.	X		
522	Fairgrounds; zoos; riding stables; amusement and water parks; theme parks; golf courses and country clubs; ski slope and ski resorts; and skateboard parks; golf driving ranges		x	
523	Outdoor archery, rifle, skeet, trap shooting ranges.			x
524	Animal racing; motorized vehicle race tracks.			x
600 Social and Institutional Uses				
610 Educational Institutions				
A facility, building or part thereof which is designed, constructed, or used for education or instruction. Educational institutions may have offices, meeting areas, food preparation or serving areas, and athletic facilities as accessory uses.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
611	Governmentally or privately owned and operated elementary and secondary schools. Other institutions similar to and compatible with the above uses, including research and development establishments when associated with an educational institution.	x		
620 Religious Institutions				
A facility, building or part thereof which is designed, constructed, or used for religious activities. Associated uses may include group housing, schools, day care centers, homeless shelters, soup kitchens and other uses deemed to be consistent and compatible with religious activities.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
621	Churches, synagogues, temples, mosques.	x		

630 Social Institutions				
A facility which is designed, constructed, or used to provide service of a public, nonprofit, or charitable nature to the people of the community on an ongoing basis (not just special events). Social institutions may have offices, meeting areas, food preparation or serving areas, and athletic facilities as accessory uses.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
631	Including military schools; business, trade and vocational schools (not construction equipment or large vehicles); large art, music and dance schools; drivers' training (not large vehicles); institutions for higher education.		x	
632	Facilities to house charitable or philanthropic organizations such as United Way, Red Cross, Salvation Army, as well as centers for social activities such as neighborhood, community or senior centers; auditoriums and other places for public assembly.	x		
800 Mining and Extraction Uses				
810 Mining/Extraction				
Excavating and removing rock, stone, ore, soil, gravel, sand, minerals, and similar materials from the surface and/or subsurface.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
811	Sand and gravel extraction processing and transport including manufacture of cement and cement products. Underground mining, processing and transport.			x
900 Agriculture and Forestry Uses				
910 Agricultural Product/Food Production				
Activities that support the production of fruits, vegetables, flowers and other natural food, fiber and non-food materials.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
911	Farm operations as defined by the Michigan Right to Farm Act, PA 93 of 1981 as amended, provided operations are consistent with all applicable GAAMPS.			x
912	Community or urban gardens as a principal use on a lot		x	
913	Gardens, including yard and rooftop; greenhouse or hoophouse accessory to any use		x	

914	Livestock pasturing, grazing accessory to a residence			x
915	Riding stable or animal breeding facility accessory to a residence		x	
916	Outdoor caged livestock as pets accessory to a residential, civic, or institutional use			x
920 Agricultural Product/Food Processing and Storage				
Activities that support the processing, packaging and handling of fruits, vegetables, flowers and other natural food, fiber and non-food materials related to agriculture.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
921	Light intensity processing with accessory storage excluding outdoor storage ex. kitchen incubators, commercial kitchens, small craft bottling facilities.	x		
922	Medium intensity processing and handling, mostly interior storage and handling activities ex. food aggregation sites, small meat processing, food and beverage processing, wineries and breweries with bottling, packaging, and distribution activities.	x		
923	High intensity processing including outdoor storage and handling, ex. slaughterhouses; or primary goods storage and handling facilities characterized by large warehouses and outdoor storage yards.			x
ID	Accessory uses	Mixed Use Corridor		
		P	C	N
924	On-site, value-added processing facility accessory to a farm operation			x
925	Mobile processing facility		x	
926	Interior processing or storage facilities accessory to a civic, institutional or commercial use	x		
927	Interior processing or storage facilities accessory to a residential use ex. home cottage industry			x
930 Other Agricultural Product/Food Distribution				
Activities that support the distribution of fruits, vegetables, flowers and other natural food, fiber and non-food materials related to agriculture.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
931	Farmer's market or food truck as the principal use of a lot		x	

ID	Accessory uses	Mixed Use Corridor		
		P	C	N
932	Food trucks and other mobile vendors	x		
933	On-site farm stand accessory to a farm operation			x
934	On-site farm stand accessory to a residence			x
935	On-site store or café accessory to a farm operation			x
936	On-site agri-tourism ex. special event hosting, corn maze, hayrides and other events open to the public.	x		
940 Agricultural Waste Management				
Activities that involve collecting, storing, and processing compostable materials into material suitable for soil amendments.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
941	Aggregate composting operation as the principal use of a lot			x
ID	Accessory uses	Mixed Use Corridor		
		P	C	N
942	On-site composting accessory to a farm operation	x		
943	On-site composting accessory to a non-residential use		x	
944	On-site farm composting accessory to a residence			x
950 Agricultural Support Establishments				
Commercial uses that support or supply farm operations and other agricultural activities.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
951	Animal Services: entirely indoor facilities. Animal hospitals or shelters, boarding kennels, veterinary services.	x		
952	Animal Services: with unenclosed, outdoor confinement. Animal hospitals or shelters, breeding/boarding kennels, veterinary services.		x	
953	Agricultural commercial sales, rental and small equipment repair establishments with limited outdoor storage ex. farm feed and small equipment sales; fertilizer, herbicide, and pesticide sales; garden centers and nurseries; farm implement sales or repair.	x		
954	High intensity aggregation sites including outdoor storage and handling, such as livestock auction yards or transport facilities; grain and seed elevators			x

ID	Accessory uses	Mixed Use Corridor		
		P	C	N
955	On-site renewable energy production accessory to a farm operation		x	
960 Forestry				
The management of timber tracts, tree farms, forest nurseries, the gathering of forest products, or the performing of forest services.				
ID	Principal uses	Mixed Use Corridor		
		P	C	N
961	Tree planting, harvesting, sawing, chipping, temporary storage, and transport of forest products, as well as forest research facilities. Does not include the processing of wood products with other raw materials as a manufacturing operation.			x
ID	Accessory uses	Mixed Use Corridor		
		P	C	N
962	Sawmills, whether temporary or permanent, as an accessory use.		x	

There was significant discussion on **932 – Food Trucks and Mobile Vendors**. Sikkema indicated the issue that we have in Chocolay Township is that there is not a permitting process. The Planning Commission may want to look at making this a permitted use for the property, but then enact an ordinance that would require a permit to operate. Sikkema feels that if you want to encourage home-style restaurants, by allowing food trucks it makes it hard to compete as the food trucks have very little overhead. Sikkema feels that there needs to be some type of ordinance in regard to vending. Ventura asked if restaurants need to have a permit to operate in the Township. Throenle replied they did not need a permit to operate – this would be controlled by the County Health Department. There was a concern that food trucks are not contributing to the community through taxes. Throenle suggested that he put this item on the agenda for the June meeting to start working on an ordinance. Sikkema indicated that this would not be a Planning Commission ordinance, but a Township ordinance. It would be up to the Township Board to initiate a request to the Planning Commission to write the ordinance.

IX. PUBLIC COMMENT

None

X. COMMISSIONER’S COMMENTS

Bohjanen – indicated that the Firearm’s Ordinance that the Planning Commission

brought before the Township Board was shot down. In the Board minutes, it says that it was approved and sent for a second reading, but the ordinance had been changed to not allow any firearms in the restricted districts. The lawyer had reviewed the ordinance and re-submitted to the Board with two versions – the first was the original version from the Planning Commission and the second version excluded residential districts from the ordinance.

Ventura – none.

Smith – none.

Meister – none.

Mahaney – none.

XI. DIRECTOR'S COMMENTS

As of April 19, there is a new flood plain map. Ventura asked about changes – Throenle indicated there were no significant changes. Smith indicated that the DEQ must have some flexibility in flood plain issues.

Throenle will be attending Part IV of a group called Stronger Economies Together. This is the central UP corridor that gets together to cover a multitude of topics including Street Clusters, Recreation, Arts and Entertainment, etc. Areas included are Manistique, Escanaba, and Marquette.

The Township has received a grant award from the Marquette County Community Foundation for the Silver Creek Tennis Court project. There has also been paperwork submitted for a DNR Passport grant for this same project.

The Campground Amendment will be on the June Board agenda.

On the Firearm's Ordinance, shotguns have been prohibited in all districts except for AF. This will be difficult to enforce on Kawbawgam Lake.

XII. INFORMATIONAL ITEMS AND CORRESPONDENCE

A. Minutes – 04/05/16 Marquette City Planning Commission

B. Minutes – 04/19/16 Marquette City Planning Commission

C. Minutes – 05/04/16 Township Board draft minutes

XIII. ADJOURNMENT

Sikkema adjourned the meeting at 9:14 pm.

Submitted by:

Planning Commission Secretary
Eric Meister