

July 18, 2016

A Special meeting of the Chocolay Township Board and Chocolay Township Planning Commission was held on Monday, July 18, 2016 at the Chocolay Township Hall, 5010 U S 41 South, Marquette, MI. Supervisor Walker called the Township Board meeting to order at 7:00 p.m. Chairperson Andy Sikkema call the Planning Commission meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE.

TOWNSHIP BOARD.

PRESENT: Gary Walker, Ben Zyburt, Max Engle, Mark Maki, David Lynch, Richard Bohjanen, Judy White.

ABSENT: None

PLANNING COMMISSION.

PRESENT: Andy Sikkema, Bruce Ventura, Richard Bohjanen, Andy Smith, Kendall Milton, Eric Meister, Tom Mahaney.

ABSENT: None.

STAFF PRESENT: Steve Lawry, Dale Throenle, Mary Sanders.

MINUTES TOWNSHIP BOARD – JULY 6, 2016 REGULAR MEETING.

Lynch moved White seconded to approve the minutes of the regular meeting of July 6, 2016 with the addition of Peter Ollilla’s address under Public Hearing.

MOTION CARRIED.

MINUTES PLANNING COMMISSION – JUNE 20, 2016.

Milton moved Ventura seconded to approve the minutes of the regular meeting of June 20, 2016 as presented.

AGENDA ADDITIONS/DELETIONS.

Engle moved Zyburt seconded to approve the agenda as presented.

MOTION CARRIED.

PUBLIC COMMENT.

None.

ZONING CHANGES FOR MIXED USE OF THE US 41 CORRIDOR AREA.

The Township Board and Planning Commission discussed the reasons for looking at mixed use zoning on the U S 41 corridor. Commissioner Sikkema explained that the reason the Planning Commission was looking at mixed use as an accessory use in that commercial district is that they want to open up more opportunities to encourage and stimulate business in Chocolay Township. The industrial use the Planning Commission is envisioning is light industrial. The US 41 corridor they are looking at is from the Welcome Center to the kennel on the corner of Ortman Road and includes the section on M-28 slightly past the Gateway Plaza and Nagelkirk’s and Cherry Creek Road to Ortman Road. The current industrial zones are the old Varvil Center area and Fraco. The Planning Commission does not intend to change that. The multi-use corridor was determined by any parcel that was 50% or more within 300 feet of the highway centerline. The Planning Commission would like Board feedback before they pursue the multi-use district.

The Board in general agreed that opening up land use with multi-use in the described commercial area is a good way to encourage business and is in favor of the Planning Commission pursuing this change. The residential area would remain the same.

Chair Sikkema indicated that food trucks are allowed as an accessory use in Chocolay Township. This seems to be a booming business and he feels that the Board may want to consider a Food Truck Ordinance.

#### ORDINANCE REVISIONS FOR KEEPING ANIMALS IN RESIDENTIAL DISTRICTS.

Over the past 5 years the Planning Commission has discussed the question of chickens and other farm type animals being allowed in residential zoning district. There seems to be a growing interest in this by residents. We have vast areas in Chocolay that allows farm animals, but the question is should residential areas allow this. The Planning Commission would like direction from the Township Board before continuing to look at this.

Planning Director Throenle indicated that the Animal Control Ordinance needs updating with or without adding poultry.

The majority of the Board agreed that the Planning Commission can pursue allowing poultry in nonagricultural areas in the Township and also look at the entire Animal Control Ordinance for necessary updates/changes.

#### MASTER PLAN PRIORITIES FOR INCLUSION IN 2017 BUDGET AND AGENDA.

##### **Priority 1**

- Asset Management Plan for Township roadways
- Begin planning for implementation of high priority Master Plan projects
- Finish incomplete proposed zoning ordinance amendments
- Monthly land use explorations in preparation for amending of the Zoning Ordinance to implement the Zoning Plan of the Master Plan, Zoning Classification, Accessory Homesteading Activities, etc.
- Necessary updates to the Lot Split, Land Division Ordinances and Sign Ordinance
- Plan for four-season transit facility

##### **Priority 2**

- Consider need to amend the Animal Control Ordinance for consistency with agricultural regulations
- Consider need to amend the Nuisance Control Ordinance in relation to permitted agricultural activities
- Further amend the Zoning Ordinance to address changes in State Legislation
- Further amend the Zoning Ordinance to implement the Zoning Plan of the Master Plan
- Reconsider approach to private road regulation
- Reconsider the *Accessory Homesteading Activities* regulations after evaluating public input

##### **Priority 3**

- Consider Firewise zoning regulations - Education

Trustee Maki had questions on sign ordinance review and billboards. Chair Sikkema answered that the changes they are looking at are state level changes on dealing with temporary signs. We can no longer

categorize political signs or realtor signs etc.; they must all come under the designation of temporary signs. The State permits billboards, and the Township allows billboards in specific areas. Trustee Maki also feels that the Land Division Ordinance needs to be cleaned up and that land divisions should go in front of a public body, not an individual such as the assessor.

**PUBLIC COMMENT.**

Deborah Mulcahey, 633 Lakewood Lane – Asked the Board not to pit neighbor against neighbor with the wording of the Animal Control Ordinance. She asked if the term short term rental is defined in mixed use zoning. She suggested that when looking at the Animal Control Ordinance the Township should look to State law 287.26232 on dogs on leash. She asked that short term rentals be placed on this agenda and it was not.

Dave Mowen, 475 Lakewood Lane – Impressed by the service and hard work done by the Township Boards. He sees Lutey’s as a tremendous improvement to this community and would like the Board recognize Lutey’s for what they have done since purchasing the property.

**INFORMATIONAL REPORTS AND COMMUNICATIONS.**

None.

Supervisor Walker adjourned the meeting at 8:15 p.m.

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Max Engle, Clerk

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Gary Walker, Supervisor