

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.