

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