

MARKEY TOWNSHIP
PLANNING COMMISSION
4974 E. HOUGHTON LAKE DR.
HOUGHTON LAKE, MICHIGAN 48629

Minutes of the Planning Commission Meeting and Public Hearing March 3, 2022

Meeting called to order by chair Ron Duquette at 7 PM.

The pledge of allegiance was recited.

Members present; Hackett, Fullmer, Ciaramitaro, Duquette, Gardner and Donaldson and Devins.

Motion by Hackett, supported by Fullmer to approve the agenda. All ayes; motion carried.

Motion by Gardner, supported by Fullmer to approve the minutes from the February 3, 2022 meeting as read. All ayes; motion carried.

There was no public comment or correspondence.

Chair Duquette opens the public hearing and announces the subject; this is a public hearing for a Special Use permit for a proposed residential Solar Energy System at 5976 N. Townline Road; a 10-acre parcel; parcel number 72-008-006-006-0020. The property is zoned R-2. Duquette read aloud the site plan review.

The Ordinance Administrator turned down the Land Use permit stating that it was a Special Use and would need to go before the Planning Commission for a permit.

Devins stated that he feels this has not been handled in the correct order. Questions why it went to the Zoning Board of Appeals before it was brought to the Planning Commission.

Hackett stated that it came to the ZBA first per: the Ordinance Administrator.

Nick Florida (the property owner) stated that according to the ZBA the solar panel was an accessory building and could not be located in the front yard. This will result in less efficiency as the front yard gets 98% sun light and the back yard gets 76%. He does not want to remove any of the trees, but will if necessary.

Devins stated that the Solar Panel has 3 posts and does not qualify as an accessory building.

Hackett stated that Russo looked it up and according to the dictionary it does, Devins stated that according to Ordinance 35 it does not.

Gardner stated that was not the proper order, it should have come to the Planning Commission requesting a Special Use permit. If it was turned down by the Planning Commission then it could be brought to the Zoning Board of Appeals.

Mr. Florida is asked to present his original plans to the Planning Commission.

Fullmer asked how far off the road the original plan placed the solar panel, answer 126 feet. Fullmer asked where the battery box would be located, it is in the side yard. It would be closer if the panel was in the back yard, but that is not an issue.

Donaldson asks if the size of the solar panel is excessive for home use. Mr. Florida stated that he plans to use it to power a pole barn structure also and that they use several appliances.

The overall size is 11'2" x 42".

Motion by Devins, supported by Fullmer to approve the site plan as presented at this meeting, with the solar panel located in the back yard.

Ayes; Fullmer, Ciaramitaro, Duquette, Gardner, Donaldson and Devins. Hackett abstained as he had previously voted as a ZBA member. Motion carried.

AND

Motion by Devins, supported by Fullmer to approve the option to use the original site plan with the panel located in the front yard with the set back from the road of 126'. Ayes; Fullmer, Ciaramitaro, Duquette, Gardner, Donaldson and Devins. Hackett abstained as he had previously voted as a ZBA member. All ayes; motion carried.

Motion by Devins; supported by Fullmer to waive the \$20.00 Land Use fee when the permit is issued.

Public hearing closed at 7:56 PM.

Mr. Florida thanks the Planning Commission.

Hackett speaks for the Parks and Recreation Committee regarding what to do with the previous Township Hall. They would like to form a Task Force consisting of 2 Parks and Recreation Committee members, 2 Planning Commission Members and 1 Township Board Member to consolidate ideas, research costs and talk to the public to come up with a plan to present to the Township Board.

Ron Duquette and Norm Fullmer agreed to be the Planning Commission members representatives.

Review continued regarding Temporary Dwelling, Tent, Camper or Recreational Vehicles as defined in Ordinance 35. Discussion regarding when the ordinance was written, what was the intent as it was written and is that what we want now. Should camping be allowed as there are fewer resorts, if so where should it be allowed and with what restrictions. Ciaramitaro will check with surrounding Township as to what their policy's are.

Definition of Solar needs to be added to our Ordinance 35.

Motion to adjourn at 8:22 PM.

Respectfully submitted by Sherrie Ciaramitaro