

Springvale Township Planning Committee
Regular Meeting Minutes for April 22, 2024

Members present: James Scott, Becky Fettig, William Shorter, Joel Kato

- I. Call to order: Chairman Scott brought the meeting to order at 7:00pm.
- II. Minutes: Becky Fettig made a motion to accept the minutes from March 25, 2024. Bill Shorter seconded this motion. The minutes were approved by a vote of 4 - 0.
- III. Public Comment: There were no public comments.
- IV. Reports: Nothing to report.
- V. Old Business: **Case #PSUP24-002:** Chairman Scott asked Patricia Stewart what had changed since January 2024. Ms. Stewart stated that a professional land survey had been completed effective April 1, 2024, per the previous request of the Springvale Township Planning Committee. The committee reviewed the new land survey and discussed the request at hand.

Becky Fettig made a motion to approve the request for a Special Use Permit for an accessory building without a main use and an exception to allow two accessory buildings without a main use, thus allowing the property to be split into two lots resulting in one lot with two existing storage buildings. This motion also stipulated that the portable garage located on Parcel B shall be removed entirely from the property. Joel Kato seconded the motion. Motion was approved 4 - 0.

VI. New Business:

Case #PZBA24-005: A request by Laura Gray for Marilyn Judith Crotty Trust for waterfront and road front setback variances to apply to an addition to an existing dwelling at 5955 Graham Road in Section 19 of Springvale Township. The property is zoned RR Recreational Residential and is tax parcel 24-14-17-19-301-030. This request includes a 21.42ft. waterfront setback variance and a 13.25 ft. front yard setback variance.

The committee held a good discussion regarding this request and evaluated it based on Sections 23 and 25 of the Zoning Ordinance. Discussion was held regarding the five standards set forth in Section 25.04. The committee feels that the spirit and intent of Sections 23.01 and 25.04 have been met.

Bill Shorter stated that Ms. Gray presented an excellent package of materials. Bill Shorter then made a motion to approve the two setback variance requests as outlined in Case #PZBA24-005. Becky Fettig seconded this motion. Motion was approved 4 - 0.

Case #PSUP24-012: A request by Stephen Steffes of North Bay Construction for Jeff Botkin for a Special Use Permit to allow a 2400 square foot building in the front yard as a main use in the FF-2 Farm Forest zoning district. The property is located at 6346 Pickerel Lake Road in Springvale Township and is tax parcel 14-17-31-200-005. This case involves a review of Sections 8, 21 and 26 of the Zoning Ordinance.

The planning committee reviewed this request specifically as it relates to Section 21.02, Standards A through H and Section 26.16, Standards A through E. The committee felt that the

spirit and intent of these sections have been adequately met and/or addressed.

Bill Shorter made a motion to approve this request as delineated in the information package. Becky Fettig seconded this motion. Motion was approved 4 – 0.

Case #PPTEXT24-05: Amend the Emmet County Zoning Ordinance as follows: Section 2.01: change the terms “Camping Sites” and “Recreational Unit”. Section 26.06 and 26.21: change the text as proposed on draft dated 3/27/24. Amend articles 6, 7, 8 and 18 to separate “campgrounds” and “camping sites” in the land use matrix. Change the term “Recreational Vehicle” to “Recreational Unit” in the land use matrix in Articles 4, 5, 6, 7, 8, 9, 10, 11, 14 and 18.

The Springvale Planning Committee felt that all these text amendments in Case #PPTEXT24-05 were fairly well written, saw no “red flags” and made the verbiage more concise and tighter, rather than looser and more open to interpretation.

Additionally, the Springvale Planning Committee generally feels that the building square footage limits delineated in Section 22.01 of the Zoning Ordinance do not need to be changed.

Finally, the Springvale Planning Committee feels that Emmet County should provide updated Zoning Ordinance Books to the townships and that regular updates should be sent so that the new books may be regularly revised and remain current.

VII. Public Comment: There were no additional public comments.

VIII. The meeting was adjourned at 8:10pm.

_____ Authorized Signature

** SPC minutes are “not approved” until accepted at a subsequent SPC meeting, and/or signed by the Chairman, Acting Chairman or Secretary

Springvale Planning Committee Meeting

Visitor Sign In Sheet Date APRIL 22, 2024

Name:

Address:

Both Stewart

3925 Resort Rd Alanson

STEVE STAFFES

549.5 B16th RD H.S.