

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of September 27, 2021**

I. CALL TO ORDER / ROLL CALL

- A. **Call to Order:** Chair Bart Wangeman called the meeting to order at 5:33PM.
- B. **Members present:** Bart Wangeman, Bob Bourassa, and Charley Zimmer.
- C. **Members absent:** Dan Nowland and Tim LaGasse (both excused).
- D. **Staff present:** Zoning Administrator Vern Goodwin and Recording Secretary Tom Mackie.

II. APPROVAL OF AGENDA

Following a review, the agenda was approved by consensus.

III. APPROVAL OF MINUTES

Charley Zimmer motioned, Bob Bourassa seconded, to approve the August 23, 2021 meeting minutes as presented. All members present voted Yes, motion carried.

IV. NEW BUSINESS

A. Boyne City Future Land Use Map:

Vern stated all members have received Boyne City's Future Land Use amendment proposal in their information packets. He indicated our responsibility is to evaluate how this language works together with our Township and noted it is somewhat different from our Master Plan as it is designed for a city. Vern further stated he sees no issue with the proposal as presented.

Bart noted the proposal appears well-organized and written. Bob expressed agreement.

Charley Zimmer motioned, Bob Bourassa seconded, to support Boyne City's proposed amendment to their Master Plan based on its vision and alignment with Melrose Township's Master Plan. All ayes motion passed.

B. Short-Term Rentals:

Vern reported receiving several inquiries asking if the Township would be addressing this type of use. There seems to be public concern for problems developing as a result of short-term rentals and Vern would like input from the Planning Commission before he begins researching this type of use.

A general concern was expressed for our ability to enforce any regulations on this use. Additionally, our definition of short-term may present a question of residential (use by right) versus a commercial use of property in a residential district.

Bart asked if we have received many complaints. Vern responded the current number of complaints is minimal, but they are growing and more people are asking about this. Connie Schach noted the Township is presently considering noise regulations and suggested the

concerns are similar so short-term rental regulations should be considered. Vern stated he now has enough information to start some research.

C. Sub-Soil Drainage (Zoning Ordinance Section VI, Paragraph F2):

Vern stated the sub-surface soil drainage regulations in paragraph F2 of Section VI are almost impossible to enforce and noted this is also the opinion of County Soil Erosion Officer Russ Smith. This language only applies to sub-surface water (foundation drains) and not to roof gutters or driveway drains. Since this is groundwater, it is much cleaner than driveway runoff and he questions if it even needs to be in the Zoning Ordinance. Russ Smith has previously indicated support for removing this language.

Bart suggested we review how other area townships handle sub-surface drainage.

V. UNFINISHED BUSINESS

A. Further discussion regarding minimum square footage for a residential structure in the Farm and Forest (FF) District.

At our meeting on August 23rd this issue was tabled until March 2022 but will remain on the agenda to promote further research and discussion.

VI. OTHER COMMUNICATIONS / REPORTS: - Tom reported this afternoon's receipt of an email notice from Boyne Valley's Resource and Community Planner Richard Deuell. Boyne Valley Township has scheduled a Public Hearing on October 4th to consider comments on their proposed Master Plan update.

VII. ZONING BOARD OF APPEALS REPORT - Bart reported the ZBA met on September 8th and approved an expansion of a non-conforming structure, in a conforming way, on North Shore Drive.

VIII. PLANNING COMMISSIONER COMMENTS: Bob Bourassa announced he is resigning his position on the Planning Commission and this will be his final meeting.

IX. CITIZEN COMMENTS ON NON-AGENDA ITEMS: None

X. NEXT MEETING: Scheduled for October 25th.

XI. ADJOURNMENT: At 6:40 PM

Prepared by

Planning Commission Approval by:

Tom Mackie, Recording Secretary

Bart Wangeman, Chair

Copies: Melrose Township Board, Planning Commission Members, www.melrosetwp.org