

**Burtchville Township
Planning Commission**

**4000 Burtch Road
Lakeport, Michigan 48059**

Minutes of January 4, 2022 Planning Commission Meeting;

The Chair Dave Klinesteker, called the meeting of the Burtchville Township Planning Commission to order at 7:00 p.m.; Pledge of Allegiance Recited

Members Present: Dupuis, Klinesteker, Minnie, Richards, Schmitt and Vargo.

Excused: Wollenweber

Citizens present: James Bougatsos, Brian Madaus, Donna Madaus, Dave Zammit

Minutes: Motion by Minnie, second by Schmitt to approve minutes of November 2, 2021 meeting. Motion was unanimously approved by voice vote.

Motion by Richards, second by Dupuis to add item 2 to New Business regarding recommendation letter to the Board. Motion was unanimously approved by voice vote.

Close Regular meeting at 7:01 p.m. and open **Public Hearing:** Special Land Use for 3650 Milwaukee Road for used car lot and office.

James Bougatsos appeared stating that plans on using property as car lot for special cars – fourth generation Pontiac. Change to application that as of December 17, 2021 Mr. Bougatsos owns the property.

Citizen Comments: No citizen comments.

Commission Discussion: Minnie mentioned that the property was approved in 2019 for car lot.

Close Public Hearing at 7:15 p.m. and re-open regular meeting at 7:16 p.m.

New Business:

1. **3650 Milwaukee Road:** Special Land Use Application for used car lot and office. Published December 20, 2021; Notice posted December 15, 2021; Notice mailed to twenty-five properties on December 15, 2021. **Motion** by **Schmitt** to approve the special land use with the conditions that use existing signs (with change of name), no parking on grass, 15 maximum cars and to follow township ordinances with regard to security lighting; **Minnie** seconded the motion. **Motion** passes on roll call vote: Dupuis, yes; Minnie, yes; Richards, yes; Schmidt, yes; Vargo, yes; Klinesteker, yes.
2. **Recommendation letter to Board:** Klinesteker brought to attention that Zoning Administrator has been unavailable for possibly eight weeks due to illness. Discussion that the Commission recommend to the Township Board

that an interim zoning administrator be appointed or hired to perform the duties of the Zoning Administrator during the absence of Rod Cowan. **Motion** by Richards to send letter to Township Board recommending that an interim Zoning Administrator be appointed/hired; second by Vargo. **Motion** was unanimously approved by voice vote.

Old Business:

1. **6200 Wildrose Lane:** Short Term Rental Application. **Brian Madaus** of 6294 Wildrose Lane, presented the Commission with a letter requesting additional information be added to Section 154.135 for Short Term Rentals regarding clear-cut written steps to follow when violations to rules occur. Big concern about fires and fireworks and disrespect of renters to property owners. **Chairman Klinesteker** confirmed that have received the St. Clair County Health Department report regarding the septic. **Schmitt** would like to add conditions regarding beach fires and fireworks to possible approval. **Dupuis** pointed out that at November meeting the only condition was about the septic; believes should not add more conditions when applicant not present. **Motion** by **Schmitt** to grant the special land use on the condition that the house rules to include that fireworks or beach fires are prohibited if the wind blows from the east or the north and that if a fire is lit the resident to make sure it is put out completely before retires. Seconded by **Richards**. **Dupuis** commented that not sure commission has authority to tell owner what to put in house rules. Suggest that have township attorney give opinion before vote on motion. **Klinesteker** asked for vote regarding tabling matter pending opinion by attorney. Roll call vote: Dupuis, yes; Minnie, yes; Richards, yes; Schmitt, yes; Vargo, yes; Klinesteker, yes. Vote on Schmitt motion tabled until February meeting.

ZBA Report. Nothing since last meeting.

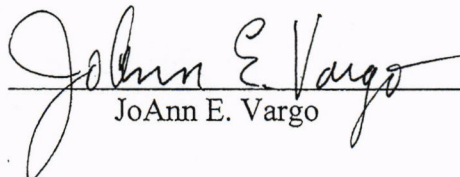
Board Liaison report: Nothing.

Correspondence:

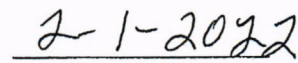
1. St. Clair County Health Department Evaluation Report (Water Supply and/or Sewage Disposal) for 6200 Wildrose Lane.;
2. January 4, 2022 Letter from Brian Madaus;
3. Proposed letter to Township Board of Trustees

Next Meeting: February 1, 2022 @ 7:00 p.m.

Adjournment: **Motion** by Richards, second by Dupuis to adjourn at 8:10 p.m. Motion passes unanimously on voice vote.



JoAnn E. Vargo



Approved