

**Burtchville Township  
Planning Commission**

**4000 Burtch Road  
Lakeport, Michigan 48059**

**Minutes of June 6, 2023 Planning Commission Regular Meeting;**

The Chair Dave Klinesteker, called the meeting of the Burtchville Township Planning Commission to order at 7:01 p.m.; Pledge of Allegiance Recited

**Members Present:** Klinesteker, Light, Minnie, Richards, Schmitt, Vargo and Wollenweber.

**Excused:** None.

**Citizens present:** Pam Patterson, Zoning Administrator; Mark Harrington, Karen, Crockett, Connie Braswell, Ted Ryeson, Jay Suriano, Jon Bassett, Steve Weage, Al Briole, Carolann Tremble

**Minutes: Motion** by Minnie second by Schmitt, to approve minutes of May 23, 2023 meeting. Motion was unanimously approved by voice vote.

Close Regular meeting at 7:03 p.m. and open Public Hearing: Special Land use - 6625 Lakeshore Road

**Public Hearing: Special Land Use – Short Term Rental – 6625 Lakeshore Road**

Connie Braswell, owner and applicant, explained that for next year or two wants to do short term rental for time when she not in residence. During summer she or family will be living at the property. Cousin William Mossett will oversee the property when she is not in residence. When retires plan to live at the home.

Public comment: Karen Crockett concerned with number of Air BNB places in the neighborhood. Gave a list of places in the neighborhood to zoning administrator to review for compliance with ordinance. Inquired if limit of number of short term rentals in an area or plans to limit the number.

Close public hearing 7:16 p.m. regarding 6625 Lakeshore Road  
Open Public Meeting 7:17 p.m.

**Public Hearing: Special Land Use – 4000 Burtch Road**

Jay Suriano of Pyramid Network Services, LLC contract employee, provided information that Verizon looking to build 195 monopole communication tower with lightning rod on top. Described about fencing and cabinet with metal roof for equipment and propane tank. Has approval by FFA that not need lighting on the tower.

Public Comment: Question regarding lighting on tower because of small aircraft in area.

Close public hearing at 7:21 p.m.

## Re-Open Regular Meeting at 7:22 p.m.

### New Business:

1. **6625 Lakeshore Road – Short Term Rental.** Discussion and explanation that no fires allowed, the firepit was made into flower garden. Applicant asked that if problems the neighbors contact her or the property manager. **Schmitt** made motion to approve application for short term rental at 6625 Lakeshore Road. **Light** second. Roll call vote: Yes – 7; No – 0. **Motion approved.**
2. **4000 Burtch Road – Special Land use.** Discussion regarding possible towers within area that could be used also possibility of share tower with two other carriers. Possible loss of parking spaces at site would township be compliance with ordinance. Discussion of screening with vegetation in compliance with ordinance.

Short break at 7:38 to view site

Resume meeting at 7:41 p.m.

Question construction timeline – fall and completion within 8 weeks.

**Wollenweber** made motion to approve the application for special land use, waive the screening requirement with the condition that the parking space issue to be reviewed by the Zoning Administrator and if something different needs to be done to maintain conformance with the ordinance it is to be addressed and report sent back to commission. **Minnie** second. Roll call vote: Yes - 6; No- 1. **Motion approved.**

3. Approval of Attendance record for year. Members indicated that information is correct. Attendance will be submitted to Clerk.

### Old Business:

1. Solar Ordinance: Minnie suggested that look at sample ordinance in book from UofM and MSU. Minnie will attempt to get more books regarding solar ordinance that each commission member has one to review. Schmitt made motion to recommend to the township board a six month moratorium on any large scale commercial solar projects. Richards second. Voice vote approved. Suggested to have special meeting regarding solar ordinance once receive additional books.
2. Search for Planning Consultant. Wollenweber gave name of person to Cindy to take to the Board. Also mentioned Jorja Baldwin; Richards will talk to Ms. Baldwin to see if interested and invite to meeting.
3. Discussion of short term rental approvals do properties lose homestead exemption. Also discussion of approval of short term rental in R1A area that has mother-in-law area now being used for rental, possibly should lose

homestead exemption. Possible mother-in-law suite should be removed;  
possible definition of relative.

**Public Comments:** Ms. Tremble inquired about wind ordinance. Briolat question, does minutes need to be approved before action on any item approved by the commission.

**ZBA Report.** No meeting since our last special meeting.

**Board Liaison report:** None.

**Correspondence:** Letter from Worth Township, Sanilac County regarding update to Master Plan.

**Next Regular Meeting:** September 5, 2023 @ 7:00 p.m.

**Adjournment:** Motion by Wollenweber second by Richards to adjourn at 8:19 p.m.  
Motion passes unanimously on voice vote.

  
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JoAnn E. Vargo

  
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Approved