

April 4, 2019

The Portage Township Planning Commission (PC) April 4, 2019 meeting was called to order by chair Melanie Watkins at 7:00 PM. Present were Watkins, Ted Soldan, Dave Rulison, Connie Sherry, and Peggy Anderson. Guests Bruce Peterson, Gary Lubinski, and John Ollila were also present.

Gary Lubinski addressed the commission about the Pilgrim River Development LLC project. Mr. Lubinski had purchased a partnership in the project with Dan Palosaari. He told the commission the project is located off the Denton Rd and includes 33 lots. This project was laid out using the condominium plat act, which was new for the township. This style of development is OK with the State of Michigan, has been approved by Houghton County, but it hasn't yet been approved by the township. Lubinski had met earlier with Supervisor Peterson and the township assessor to bring them up to speed.

John Ollila said that when he researched this project, all 33 lots did not have their tax id numbers, but that problem has been corrected. He said this development in an earlier incarnation had not been approved by the township board, and had been shut down by the DEQ. Ollila and Bill Bingham had visited the site.

Watkins asked Lubinski if he had looked into the issue of wetlands as they apply to the project. Lubinski said he would.

This development is located in the Rural Residential zoning, so the minimum lot size is 1 acre. Lubinski said all the lots met that criterion.

It was suggested that the township attorney might want to look at this situation before the planning commission approves this project. The commission agreed, and Peterson said he would contact the attorney. This issue will be further discussed at the May 8, 2019 meeting.

The township master plan was also discussed. It seems there are several versions of the approved plan floating around, and it has been challenging finding the most up to date one. It was decided to contact UPEA to determine if they had the most up to date version. Once the correct version was found, the township would print a copy for each commission member to begin their review.

A motion was made by Peggy Anderson at 8:53 to adjourn. The motion was seconded by Connie Sherry and passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ted Soldan".

Ted Soldan, Secretary

Planning Commission

April 4, 2019

1. TED SLDAN
2. Peggy Lu ~~Lu~~
3. Bruce Peterson
4. Dave Ruben
5. Connie Sherry
6. Maurice Watkins
7. GARY LUBINSKI - GUEST

8. John Ollila