

May 7, 2020

The Portage Township Planning Commission (PC) May 7, 2020 meeting was called to order at 7:00 via Zoom by Chair Melanie Watkins. Present were Watkins, Ted Soldan, Jeff Koski, Connie Sherry, John Ligon, Dave Rulison, and Peggy Anderson. Guests John Ollila, Greg Kingstrom (UPEA), Bill Bingham, and Dan Palosaari, were also present. One person dialed in from phone number 281-2186, but the name has been lost.

The soil hydraulic analysis for the Pilgrim River development that was produced by UPEA was presented to the PC by Greg Kingstrom. His report said that, based on his calculations, the storm water runoff system in place will be sufficient to effectively handle runoff from the development now and for the future. Greg was asked if John Pekala had reviewed the report. Greg said he hadn't, and wondered if it was necessary. Greg agreed to send the report to Pekala the next day. Bingham asked if the deeds for the property for the condominium tracts had restrictions on lot size, etc? Palosaari said there were some. There was some discussion about approving the storm water report, and it was decided that since the PC didn't receive it until just prior to this meeting that they would prefer to have some time to read it first. It was decided to table approval until the next PC meeting.

Township board trustee John Ollila reported to the board that he had sent a list of questions to the township attorney, Nick Daavettila regarding some wording in the rental ordinance. John had sent an email to the PC with this information so we could familiarize ourselves with the issue. Before we discussed Ollila's letter, there was much discussion about which version of the rental ordinance was the one the PC had sent up to the township board. There appeared to be 3 versions circulating, III, IV, and V.

The main issue that concerned John was how many non related people could be in a rental. Prior to the township passing zoning, there was no limit to the number of unrelated folks that could live in a rental home. When zoning took effect, it changed to family plus 2 unrelated. When the rental ordinance was discussed, it became family plus 1 unrelated. John's question to the township attorney was whether landlords that had continuously rented their property since before zoning took effect would be grandfathered in to no restrictions of unrelated in the property. The attorney said yes, they were grandfathered. What about post zoning when the rule was 2 unrelated plus family. Again the attorney said the landlords were grandfathered as long as the property had been continuously rented since the 2 unrelated came into effect.

The PC also discussed the situation of a large multi-bedroom home with ample parking and sufficient kitchen and bathroom facilities. Could such a property rent to more than a family plus one related? The entire discussion was tabled until it could be taken up again at the next PC meeting.

Next the PC discussed the issue of hiring and maintaining a rental inspector for the time following implementation of the rental ordinance. No action was taken.

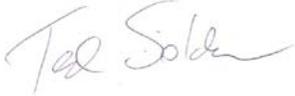
Ollila also expressed concerns about the way the township's junk ordinance was being enforced. He suggested he would bring it up at the next township board meeting..

Chair Watkins then brought up the storm water ordinance. She recounted the township's work that had been done in crafting an ordinance, and how the work had been halted when the committee wasn't sure how to proceed with the section involving calculations of things like culvert diameters. It was also determined that some editorial changes would need to be made to the text of the proposed ordinance. The PC also discussed culvert/ditch maintenance in the Hurontown area. Ollila offered to contact the township supervisor about drafting a letter to the county about the ditch/culvert situation in Hurontown.

Anderson said the next PC meeting was being planned for July 16 with July 30th as a backup.

A motion was made by Koski at 8:23 to adjourn. The motion was seconded by Anderson and passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ted Soldan". The signature is written in black ink and is positioned above the typed name.

Ted Soldan, Secretary

Planning Commission

2/13/20

1. TED SLOAN
2. Peggy Lee Anderson
3. Dave Rulises
4. Connie Shering
5. Melaine Watkins
6. John Ligon
7. JOHN PAUL PIETILA
8. Jon Julien
9. John Ollila
10. JEFF KOSKI

FOR MAY 7th P.C. MEETING from JOHN & BILL

OLD BUSINESS:

We suggest that the P.C. set a deadline for the Pilgrim Estates owners by which conditional approval will be rescinded if their storm water management plan has not been submitted and approved. It's been a year hasn't it?

STORM WATER ORDINANCE:

There will have to be a public hearing if there hasn't already been one.
After the public hearing, the P.C. can adopt/recommend and send to board.
The Twp. Board can adopt at its next meeting and post notice in newspaper.
Will take effect 30 days after being noticed in paper.
Will take effect in only 7 days if Ordinance does NOT impose penalties.

RENTAL ORDINANCE:

Based on Nick's responses, we are assuming there will be 3 classes of landlords: those renting before the Twp. had zoning, those grandfathered in at renting to family plus 2 unrelated, and those under the new family plus one. Perhaps the registration fee and frequency of inspection could be less for the long time sites which have been w/o problems?

We agree with Nick that the definitions of family ought to be in the Rental Ordinance, especially because the Rental Ordinance is more easily amended than the Zoning Ordinance.

Finally, we are requesting that the P.C. Consider under what guidelines might a current owner be permitted to rent to family plus more than one in R-2 and R-3. Most of the older homes in Dodgeville, Hurontown, and #2 Location have 3 or 4 bedrooms, and the Twp. historically does not get complaints from these areas. We think that off road parking space, safe access, etc. ought to be among the major considerations. Rents are often \$900+ a month, and young people need to share the cost. At least four members of the current Twp. board would like you folks to take up the topic. Bill & I propose one of the conditions be a yearly inspection.

SITE PLAN REVIEWS FOR THE P.C. IN THE NEAR FUTURE:

The future church in the M-1 area on Gundlach Road.
The indoor soccer pavilion adjacent to the Hurontown recreation area.