

October 15, 2020

The Portage Township Planning Commission (PC) October 15, 2020 meeting was called to order at 7:05 PM via Zoom by acting chair Ted Soldan. Present were Soldan, Jeff Koski, John Ligon, Dave Rulison, and Peggy Anderson. Guests John Ollila, Bruce Peterson and Brian Irizarry were also present. No signup sheet was available since it was a Zoom meeting, so the chair made a strong effort to make sure everyone was accounted for before the meeting started.

The minutes from the July 16, 2020 public hearing and the July 16, 2020 regular meeting were accepted on a motion by Peggy Anderson, seconded by Dave Rulison. There being no discussion, the motion was put to a vote, and passed unanimously.

There were 3 items on the agenda:

- 1) Brian Irizarry site plan review
- 2) Chickens in R2, R3
- 3) Discuss M1 in MU

PC members were directed to the A-U list in the Zoning Ordinance that detailed the necessary items to be considered by the PC (see Figure 1. attached). The floor was given to John Ollila who had a couple of comments about the proposed site plan. He said that he felt Item A, the map, was not necessary since the property owner made a point of showing the site to every planning commission member prior to this meeting. Hearing no objections from the PC, the chair turned the floor over to Brian Irizarry.

PC members had received several attachments from Brian prior to the meeting. Most significant was his site plan document with the A-U items from the Zoning Ordinance in context (attached, Figure 2). Brian went through the list and asked PC members to stop him at any time with questions. Several questions were asked and answered to the satisfaction of the PC.

Following Brian's presentation, Jeff Koski made a motion to approve the phase 1 site plan. The motion was seconded by Peggy. There being no further discussion, the motion was taken to a vote. It passed unanimously.

Next on the agenda was the question of chickens in R2 and R3. Discussion centered around the Corona Virus Pandemic, and the fact that fresh eggs were sometimes not available. Some members of the community approached the Zoning Administrators with questions about the suitability of livestock chickens in R2 and R3. Some ideas were to limit the number of birds and to prohibit roosters. It was suggested that the PC might recommend a 1 or 2 year test period for chickens to see if it works out. Ollila brought up the Michigan Right to Farm Act (MRFA), which supersedes zoning. There was some discussion about the MRFA. Soldan had attended a training about this act in Marquette some years ago, and talked about his understanding of it. The PC decided to table the issue until they can become more familiar with the ins and outs of the MRFA.

The final item on the agenda was regarding removing the M1 zoning from MU. Ollila addressed the PC and said he and Bill Bingham felt that M1 was added to MU by mistake when the zoning ordinance was created, and that the PC should take the step to correct the error. Dave Rulison made the motion to change the zoning ordinance number 3.15 MU Mixed Use District item #2A from "All uses permitted in the B-1, B-2, and M-1 Districts" to "All uses permitted in the B1, and B2 Districts". The motion was seconded by John Ligon. There being no further discussion, the motion was taken to a vote. The motion carried unanimously.

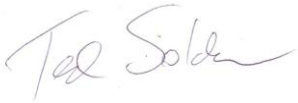
Peggy Anderson then summarized the year's PC efforts. She said the PC met 5 times, which exceeds the required 4 meetings per year. She suggested we schedule next year's organizational meeting for the PC on January 28, 2021 at 7:00.

Peggy also asked if it was ok if she submitted the paperwork for attendance of this meeting on all our behalf. Usually we sign a piece of paper at the meeting, but this was not possible via Zoom. The PC members unanimously agreed to allow her to submit the paperwork on all our behalf.

Soldan then commented that since the past PC meeting our long time chair Melanie Watkins had resigned. Melanie had been a PC member for 7 years, 5 of which were as PC chair. All agreed that Melanie had done a great job during her tenure and wished her well.

Peggy Anderson made a motion to adjourn the meeting at 8:12 pm. The motion was seconded by Jeff Koski and passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ted Soldan". The ink is dark and the signature is fluid.

Ted Soldan, Secretary

- A. Vicinity map illustrating the location of the site within the Township.
- B. Date site plan was prepared.
- C. Name, address, of preparer. Professional seal of preparer if available.
- D. North arrow.
- E. Legal description based upon most current survey.
- F. Existing and proposed topographic elevations at two (2) foot intervals on the site and to a distance of ten (10) feet outside the boundary lines of the site.
- G. Direction of storm water drainage and how storm water runoff will be handled.
- H. Location of existing and proposed buildings, their intended use, the length, width and height of each building, and the square footage of each building.
- I. Location of abutting streets, rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and driveways within 100 feet of the site.
- J. Location and size of all water and sanitary sewer lines and storm drainage lines as well as fire hydrants and catch basins, and location of septic tanks and drain fields and utility easements.
- K. Location of all sidewalks, bike paths, and other walkways.
- L. Location and size of any walls, fences, or other screening provisions.
- M. Location of all proposed landscape materials, including size and type of planting.
- N. Location of significant trees and other important natural landscape features on the site.

- O. Location of all proposed accessory structures, including light poles or fixtures, flagpoles, storage sheds, transformers, dumpsters and recycle areas, signs, and existing and proposed utility poles.
- P. Proposed parking areas and access drives showing number and size of spaces and aisles, and loading areas.
- Q. Location and type of significant existing vegetation, water courses, and water bodies including county drains and manmade surface drainage ways, and wetlands.
- R. Statement of FEMA floodplain map of flood hazard to include FEMA Flood insurance rate map number.
- S. Zoning of the site.
- T. Zoning of adjacent sites.
- U. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, hazardous materials as well as any containment structures or clear zones required by this Ordinance or any other state or federal agencies.

Figure 1. Items to be followed in a site plan review taken from the current Zoning Ordinance

Site Plan

Submitted by Brian Irizarry to Charter Township of Portage Zoning Administrator and Planning Commission

6.4 SITE PLAN CONTENT

A. Vicinity map

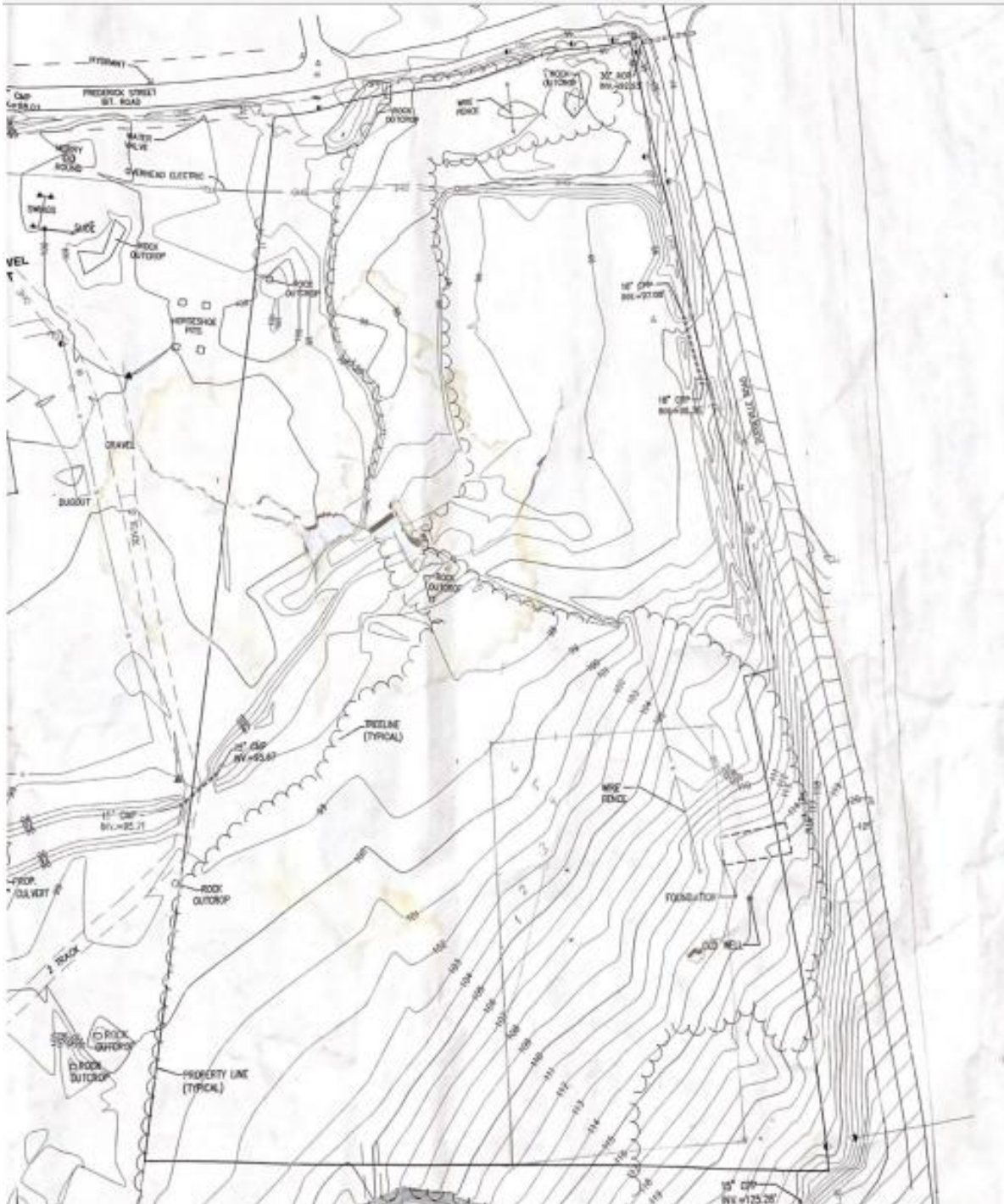


- B. **Date site plan was prepared:** October 3, 2020
- C. **Name, address of preparer.** Brian Irizarry. 203 W South Ave. Houghton, MI 49931
- D. **North arrow** included in upper right corner.
- E. **Legal Description** included below:

Legal Description:

P6-1-1B SEC 1 T54N R34W SW 1/4 OF NW 1/4
 LYING S OF VILLAGE OF HURON & W OF THE
 DODGEVILLE RD. EXC: COM @ W 1/4 COR; TH N 04
 DEG 58'38"E 300.45' ALG W SEC LN; TH S 88
 DEG 09' 27" E 515.22' TO W ROW OF DODGEVILLE
 RD; TH ALG SD ROW S'LY 300.38' ALG ARC
 OF 2804.79' RAD CURV TO LT WH CHORD BEARSS 00
 DEG 25'30" E 300.24' TO E-W 1/4 LN TH N 88
 DEG 09'27" W 546.53' TO POB. 9 AC M/L

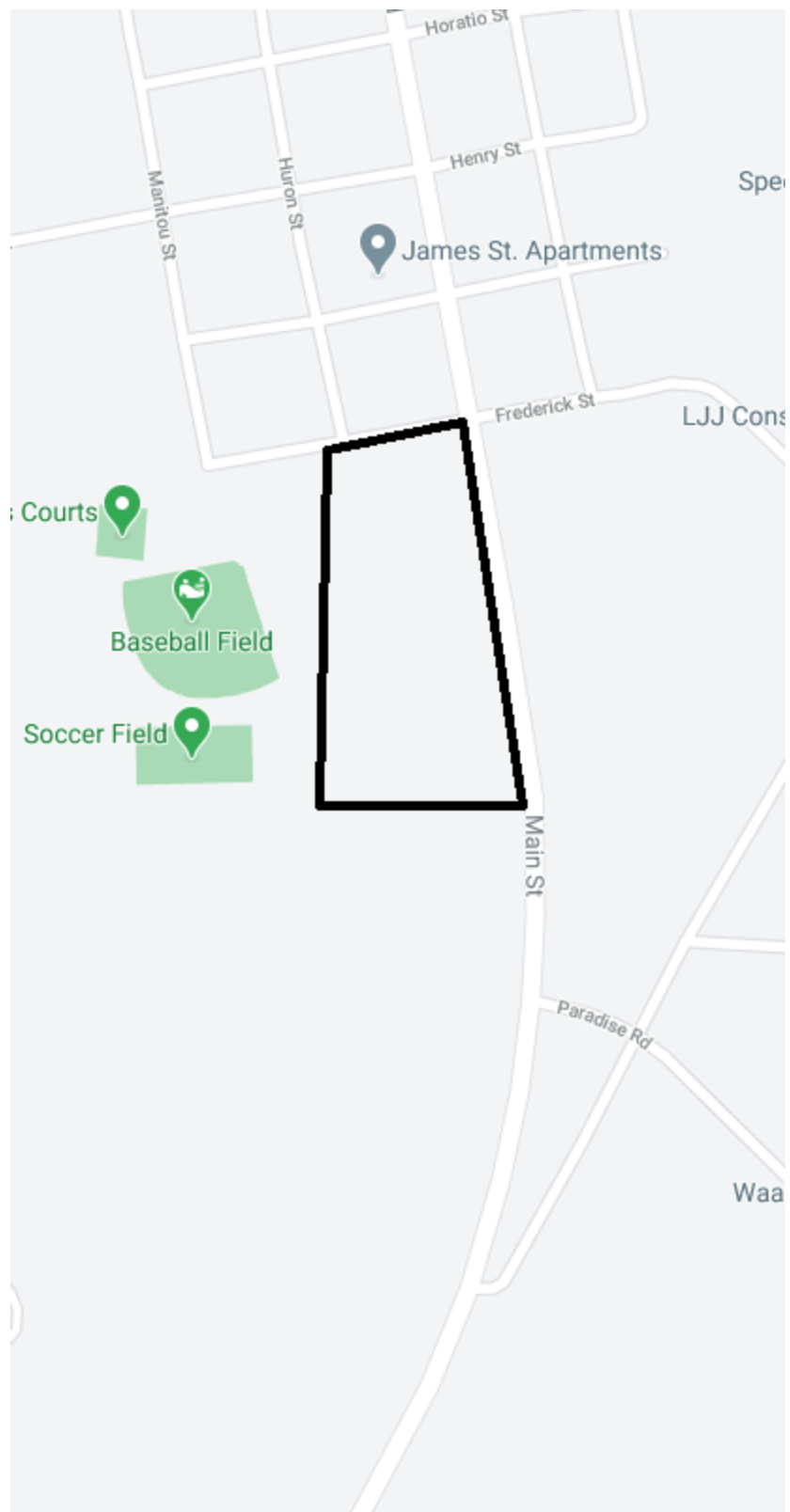
F. Existing topographic elevations at 1 foot intervals on the site, extending 10 feet outside the boundary lines of the site. See below:



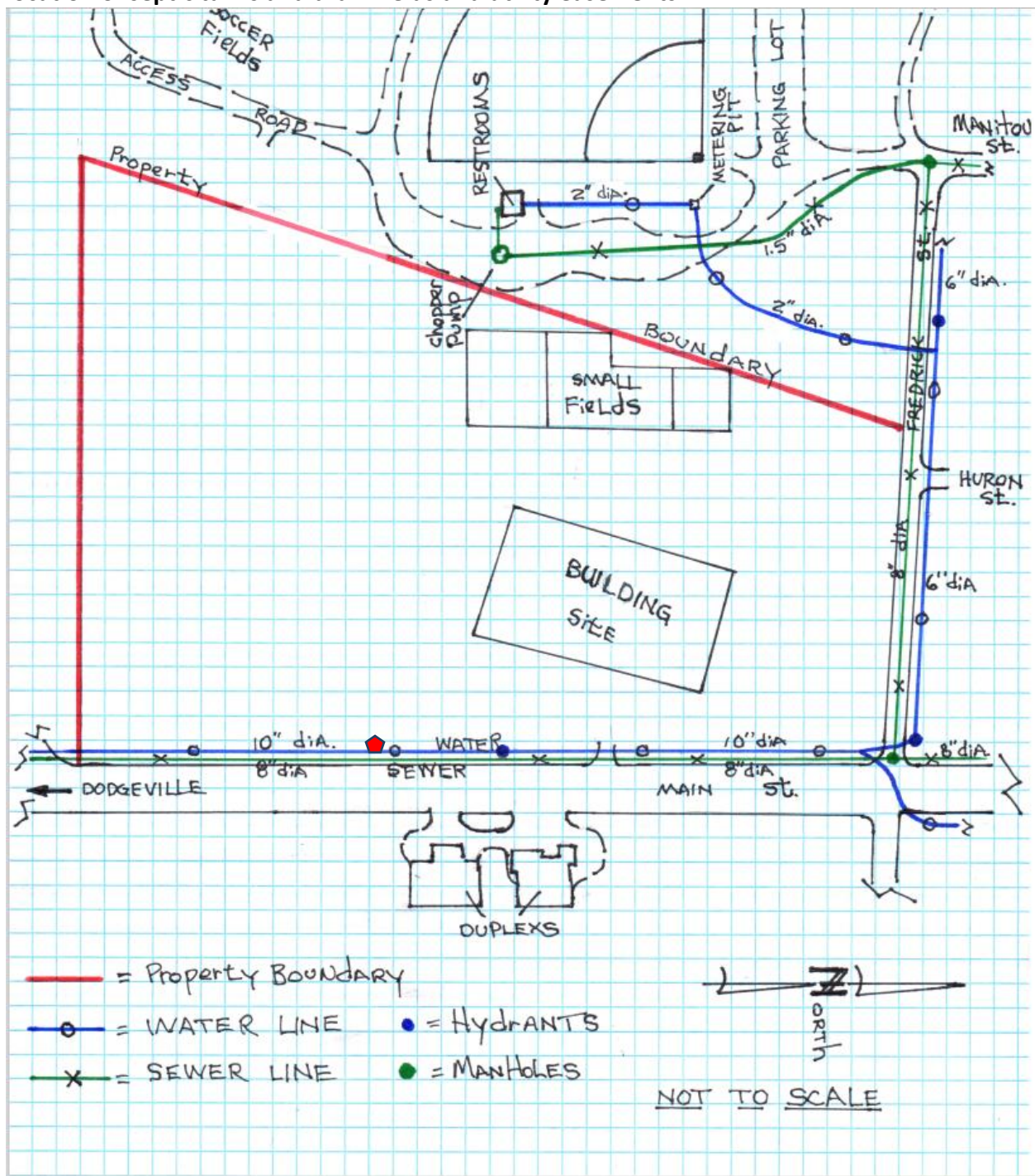
G. **Direction of storm water drainage and how storm water will be handled:** We will address this during Phase 2 of our development plan. We are submitting our plans for Phase 1 of our development plan which does not involve any surface pavement or buildings that would impact storm water drainage. We are building grass soccer fields that will increase water absorption. We have natural reservoirs and water flow areas on site that we intend to preserve.

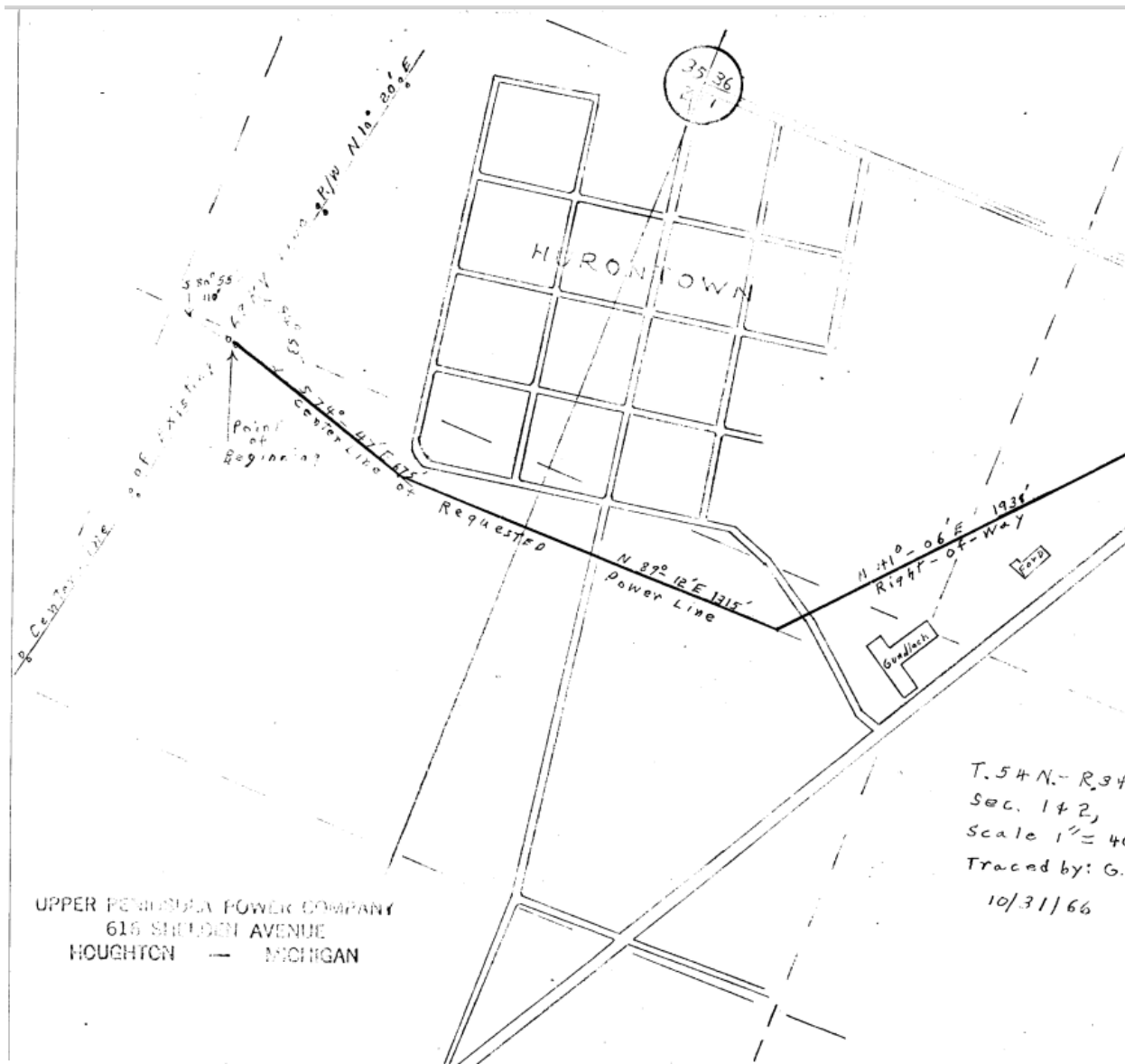
H. Location of existing and proposed buildings. None.

l. Location of abutting streets, rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and driveways within 100 ft of the site.



- J. Location and size of all water and sanitary sewer lines as well as fire hydrants and catch basins, and location of septic tanks and drain fields and utility easements.





RE: Right-of-way Question



Ernst, Matthew <mernst@atcllc.com>

9/1/2020 10:37 AM



To: Brian Irizarry Cc: Ernst, Matthew; Baij, Janssen



546432.pdf
858.16 KB

Mr. Izarry,

To open, I apologize for you never receiving a response from our office, mainly me, it was not intentional and not good customer service. I accept responsibility for this.

Your current submittal is requesting a clarification of "right-of-way distance for the powerlines"the easement document attached, does not describe a certain width, instead describing $\frac{1}{4}$ - $\frac{1}{4}$ sections of land for which this **transmission** line is granted to cross. The large quantities of land are necessary due to mining operations being prevalent when this document was executed and the possibility of minerals being unearthed on this premises was very possible. There fore, if the grantor made it known the land would be mined, there would be excess land to reroute the **transmission** line.

As there is no certain width described, ATC would utilize state/federal/OSHA safety codes to review any submittal. I will shortly submit this request to pave under the **transmission** line without grade Rise nor lighting installations ad I will get back with you soon.

I again apologize for the non-response to your 2019 submittal.

Matt Ernst, ATC

- K. **Location of all sidewalks, bike paths, and other walkways.** No paved or gravel surfaces. Only walking paths through the grass with the possibility of natural and organic surface cover.
- L. **Location and size of any walls, fences, or other screening provisions.** No walls or fences or screening provisions. We will aesthetically place large boulders around the field to prevent vehicles from driving on the field while allowing pedestrians to pass through.
- M. **Location of all proposed landscape materials, including size and type of planting.** We plan on growing native trees along the Western edge of the property, near the property line shared by the rec fields, to provide shade for the public.
- N. **Location of significant trees and other important natural landscape features on the site.** We shall keep and maintain the group of willows in the center of the property. We shall keep and maintain the stand of Poplars along the Eastern edge of the property, running along Main St.
- O. **Location of all proposed accessory structures, including light poles or fixtures, flagpoles, storage sheds, transformers, dumpsters and recycle areas, signs, and existing and proposed utility poles.** No light poles for the outdoor fields. No flagpoles. We do have a storage shed that is on skids and can be towed to any location on the property. No transformers or dumpsters or recycle areas. We would place a sign near the entrance to the property that conforms to township ordinance. No existing utility poles will be affected.

- P. **Proposed parking areas and access drives showing number and size of spaces and aisles, and loading areas.** Parking area shall be designated along the future building site, the Northeast corner of the property. Access drives are planned for the Main St. entrance. We would like to create an interior driveway to connect Main St. and Hurontown Rec Fields in order to improve traffic flow.
- Q. **Location and type of significant existing vegetation, water courses, and water bodies including county drains and manmade surface drainage ways, and wetlands.**



- R. **Statement of FEMA floodplain map of flood hazard to include FEMA flood insurance rate map number.** No flood plains exist.
- S. **Zoning of the site:** B2
- T. **Zoning of adjacent sites:** To the North: R3 East: B2 . West: RUR. South: M1.
- U. **Location and specifications for any existing or proposed storage facilities for chemicals and hazardous materials.** None.

Figure 2. Site plan submitted to the PC by Brian Irizary