

Almira Township Planning Commission

March 2, 2021

Meeting Call to Order: 6:02 pm

Roll Call: Present – Ballard, Edwards, Newman, Ratajczak, Florip

Absent: Wolf, Ellis

Additions to the Agenda: NA

Approval of Agenda: Edwards 1st Florip 2nd

Approval of Minutes: January 12, 2021 – Edwards 1st Florip 2nd

Brief Public Comment: None

Zoning Administrator: presented by ZA Williams. Discussed the situation with the open space requirements for the Misty Acres Property across from the sawmill on 610. The property was subdivided 10 + years ago. Upon review the current division plan does meet the 50% open Space Rule. Williams reported there are presently three Yurts in the county based on his review. The Benzie County Building Department considers these a legitimate structure. He also reported on a Webinar he attended.

Township Board Rep: Salary and Budget Review completed. Public Hearings have been held. There are two Fire chief candidates to be interviewed next week. Two Volunteer Firefighters have retired, because of time commitments.

Zoning Board of Appeals: NA

Intergovernmental Report: Edwards reported the Village budget has been approved. The village will be having N Reynolds Rd worked on, as well as village wide striping. LA Village media Committee is reenergizing. Thorough charter and resolution review and update have been completed.

Conflict of interest: NA

Guests: NA

Old Business:

- A. Proposed zoning amendment #19-02- commercial use review:** Carried forward to the next meeting. Plan to work this into a Public Hearing for other amendments.
- B. Zoning Map Review:** Land parcels residing in multiple zoning districts. The board will hold this item until in person meetings are allowed.
- C. Master Plan Review:** Next update to Master Plan is due in 2022. The Board is requesting assistance from a third-party consultant to assist in this review. Edwards is following up with Networks Northwest to inquire as a possible resource.

New Business:

- A. Proposed Zoning Amendment #20-01 – Rental Cabins:** The board continued the discussion and review of a potential amendment to the zoning ordinance regarding the allowance of certain types of rental cabins. ZA Williams presented a rough draft of what the ordinance may look like in the event the board was ready to move forward with this proposal. The draft outlined these cabins would be allowed on a minimum parcel size of five acres on only Forest Recreation and Agricultural zoned properties. There would be a limit of three cabins per five-acre parcel under this draft. Further discussion included questions regarding: Foundations vs. no foundations. Sleeping conditions vs. full on accommodations including kitchen, bath, etc. Additionally, there were questions posed by the board regarding the specificity of cabin sizes. Florip suggested minimum and maximum sizes should be considered in the ordinance. Chm Ratajczak indicated many of the proposed cabins are typically Amish built 10' x 20' on skids and delivered on a trailer. Newman had questions regarding "a trailer being a structure". Newman's concern was that the definition is vague and open to too many subjective interpretations. ZA Williams will continue his research into what Long Lake Township and other local townships are doing with their ordinance and definitions. Chm Ratajczak suggested we identify where and how many parcels would fit this land

use. The discussion will be carried forward to the April commission meeting with further details being provided by ZA Williams.

Extended Public comment: None

Commissioner comment: None

Chair comment: Thanks to those who participated in our second Zoom Meeting.

Adjourn: 7:02 pm

DRAFT