

# Ford River Township Planning Commission

## Special Meeting Minutes January 17, 2024

Meeting was called to Order at 7:00 pm by K. Mineau and the Pledge of Allegiance was recited. Present: K. Mineau, R. Ness, S. Ribble, J. Church, R. Fettig

**Public Comment on Agenda Items - None**

**Conflict of Interest Declaration - None**

J. Church made a motion to open the Public Hearing involving the Nault Special Use Permit. Seconded by R. Ness. Unanimous approval.

### Public Hearing

- Nault - Special Use Permit
  - Nault Public Comment: Introduced themselves and explained their plans for the property.
    - It is a microbrewery, not a bar. No plans to sell liquor. May be open for small events. May decide to have outdoor seating, though that would be fenced-in for privacy and sound. Plan to strictly serve beer that they produce on site. Speculating a couple of hundred gallons of beer produced per month. Some of the production will be offsite. Brewing equipment will fit within a 90 sq ft space. There are no plans to change the footprint of the current structure.
    - J. Church explained the rules regarding special use permits and its relationship to the property rather than the owner.
    - S. Nault stated that their current parking exceeds the needs required by the Delta County Coding inspector. There was discussion about the fact that part of the parcel is located in a different township.
    - R. Fettig stated that as he understands within our ordinance, parking for the property is supposed to be on the same lot.
    - The peak membership of the congregation in the 1980s was 80-100 people, as a point of reference for previous traffic to the property.
- Comment from the Public:
  - Cameron (?) (Ford River Township): Full support of the use of the building rather than it going into disrepair. Spoke to the positive nature of Nault's character.
  - Deborah Peterson (Wells Township): Lives within 300 ft of the lot. In support of the property. Spoke to the good character of the Nault's.
  - Todd Kangus (Ford River Township): In support. Spoke to the upstanding quality of the Naults, and the possible money coming to the township.
  - Casey Hein (Ford River Township): In support.
  - Lenny Vadar (Ford River Township): In support.
  - Kathy Gartland Ford River resident. In support.
  - Greg Bink (Ford River Township): In support. Spoke to the nature of microbreweries and their non-party atmosphere.
  - John Gucky, Ford River Township Resident (?). Strongly against. Concerned about setting precedence. Has suggestions for restrictions if approved. Cut off early due to the comment time limit.
  - Amanda Kenzel (Ford River Township): In support.
  - Zoom Comment: Please see appendix.
  - Rebuttal to John Gucky from Kathy Gartland in regard to children's safety. A discussion ensued concerning the ability to change the location where the bus drops off.
- R. Ness made a motion to close the public hearing. J. Church seconded. Unanimous approval.

Board Comment:

- J. Church made a comment concerning a friend who owns a similar business in a different township and its positive impact on the community.
- C. Detiege confirmed with the PC that they received and read the emails sent regarding the property.
- S. Ribble asked if the issues brought up in one of the emails from the public are out of the realm of the PC and more likely to be dealt with through the health department. PC agreed.
- R. Fettig brought up concerns with traffic. Conversation ensued.
- R. Ness mentioned that it is his opinion that traffic in this regard is not within the PC wheelhouse.

R. Ness made a motion to open the 604 Standards. J. Church seconded. Unanimous approval.

Voting on Section 604 General Standards Commenced.

A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: No; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

C. Will not be hazardous or disturbing to existing or future neighboring uses;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

D. Will not diminish the value of land, buildings, or structures in the District and shall represent an improvement to the property under consideration and to the community as a whole;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: No; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: No; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

J. Church made a motion to issue a special use permit based on these contingencies:

Restrictions (to be reviewed in 1 year): Please review for accuracy

- Hours and days of operation:
  - May - September:
    - Noon - 10pm on Friday - Saturday
    - 3pm - 9pm on Sunday- Thursday
  - Oct - April:
    - Noon - 9pm on Friday - Saturday
    - 3pm - 8pm on Monday- Thursday
  - Opening Hours: 3pm on weekdays, noon on weekends
- No liquor sold on the premises.
- Copy of passing septic inspection.
- Soundproof fence/wall for any outdoor seating or areas of use.
  - Note: Building a fence and/or wall would require a separate permit.
- Zoning inspection quarterly for the first year.

R. Ness seconded. Unanimous Approval.

*The Planning Commission broke for a 6-minute recess.*

J. Church made a motion to open a public hearing for the following properties:

- 009-064-015-00 – Gerald Fontaine
- 009-079-031-00 – Yooper Rentals
- 009-223-021-00 – Steven Kobasic
- 009-236-034-00 – Mark Johnson
- 009-301-029-50 – Sunny Sky LLC
- 009-065-077-00 – Andrew & Danielle Verhamme

R. Ness seconded. Unanimous Approval.

R. Ness made a motion to open the 604 Standards for the following properties:

- 009-064-015-00 – Gerald Fontaine
- 009-079-031-00 – Yooper Rentals
- 009-223-021-00 – Steven Kobasic
- 009-236-034-00 – Mark Johnson
- 009-301-029-50 – Sunny Sky LLC
- 009-065-077-00 – Andrew & Danielle Verhamme

Voting on Section 604 General Standards Commenced for the following properties:

- 009-064-015-00 – Gerald Fontaine
- 009-079-031-00 – Yooper Rentals
- 009-223-021-00 – Steven Kobasic

A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

C. Will not be hazardous or disturbing to existing or future neighboring uses;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

D. Will not diminish the value of land, buildings, or structures in the District and shall represent an improvement to the property under consideration and to the community as a whole;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors;

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.

*Motion Made to accept by R. Ness, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes; K. Mineau: Yes*

K. Mineau declared a conflict of interest for 009-236-034-00 – Mark Johnson and excused themselves.

Voting on Section 604 General Standards Commenced for the above property.

A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;

*Motion Made to accept by J. Church, Seconded by S. Ribble. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes*

B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

*Motion Made to accept by J. Church, Seconded by S. Ribble. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes*

C. Will not be hazardous or disturbing to existing or future neighboring uses;

*Motion Made to accept by J. Church, Seconded by S. Ribble. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes*

D. Will not diminish the value of land, buildings, or structures in the District and shall represent an improvement to the property under consideration and to the community as a whole;

*Motion Made to accept by J. Church, Seconded by S. Ribble. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes*

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*Motion Made to accept by J. Church, Seconded by S. Ribble. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes*

F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

*Motion Made to accept by J. Church, Seconded by S. Ribble. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes*

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*Motion Made to accept by J. Church, Seconded by S. Ribble. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes*

H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.

*Motion Made to accept by R. Fettig, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes*

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.

*Motion Made to accept by R. Fettig, Seconded by J. Church. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; J. Church: Yes*

J. Church declared a conflict of interest for 009-065-077-00 – Andrew & Danielle Verhamme and excused themselves.

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A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;

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*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; K. Mineau: Yes*

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*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; K. Mineau: Yes*

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*Motion Made to accept by R. Fettig, Seconded by R. Ness. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; K. Mineau: Yes*

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*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; K. Mineau: Yes*

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.

*Motion Made to accept by R. Ness, Seconded by R. Fettig. Roll Call:*

*R. Ness: Yes; R. Fettig: Yes; S. Ribble: Yes; K. Mineau: Yes*

R. Ness made a motion to close this public hearing on short-term rental renewals. J. Church seconded. Unanimous approval.

A motion to adjourn was made by J. Church, seconded by R. Ness. Unanimous approval.  
Meeting was adjourned at 8:42 pm.

## APPENDIX: CORRESPONDENCE

### Zoom Meeting Chat Records:

19:32:51 From iPhone : We would love this in the community.  
19:32:57 From Zoning Administrator/Ford River Township : I would need to know who you are and are you a member of the Ford river community  
19:33:42 From iPhone : I don't think we should limit to 3 days-keep open to support business growth. -Kym  
19:33:53 From Hyde Hive : are the letters  
19:45:25 From Hyde Hive : going to be read??  
19:46:00 From iPhone : what about the letters?  
19:46:53 From Hyde Hive : please read the letter that are from closest neighbors  
19:46:10 From Hyde Hive : direct testimonials' from our tenants  
19:46:44 From Hyde Hive : They will have more parking lots in the future zone  
19:46:50 From Hyde Hive : annual review is a MUST  
19:46:56 From Hyde Hive : 6  
19:46:59 From Hyde Hive : annual review is a MUST  
19:47:14 From iPhone : Zoning Administrator/Ford River Township/Clerk's Decision : Please submit. The public can't hear  
19:47:19 From Zoning Administrator/Ford River Township : no appointment necessary : you can hear  
19:47:27 From iPhone : Zoning Administrator/Ford River Township/Clerk's Decision : how, yes.

Signed Jayne M Clark

Date 2-16-2024