

Ford River Township Planning Commission

Regular Meeting Minutes

November 05, 2025

The meeting was called to order by K. Mineau at 7:00 p.m.

Present: R. Fettig, J. Church, K. Mineau Absent:, R. Ness,

Public Comment on Agenda Items

- None

Conflict of Interest Declaration

- None

Approval of Agenda

- J. Church made a motion to approve the agenda R. Fettig seconded. Unanimously Approves

Public Hearing

Jason Piron

Motion to Open Public Hearing

J. Church made a motion to open Public Hearing for a special use permit for Jason Piron for a 50x50 with 50x12 lean-to garage at property # 009-054-026-00 located at 4480 12th Rd, Escanaba, MI. R. Fettig seconded.

Roll Call Vote: R. ~~Fettig~~ Fettig- Y R. Ness - A J. Church - Y K. Mineau - Y

Public Comments.

. None

J. Church made a motion to close Public Hearing for a special use permit for Jason Piron for a 50x50 with 50x12 lean-to garage at property # 009-054-026-00 located at 4480 12th Rd, Escanaba, MI. R. Fettig seconded.

Roll Call Vote: R. ~~Fettig~~ Fettig- Y R. Ness - A J. Church - Y K. Mineau - Y

Public Hearing closed.

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 J. Church Seconded by R. Fettig

Roll Call: J. Church Y R. Fettig Y K, Mineau Y R. Ness A

- 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 R. Fettig

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Roll Call: J. Church Y R. Fettig Y K. Mineau Y R. Ness A

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

Motion Made to accept by: J. Church Seconded by: R. FETTIG

Roll Call: J. Church Y R. Fettig Y K. Mineau Y R. Ness A

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., Seconded by R. FETTIG

Roll Call: J. Church Y R. Fettig Y K. Mineau Y R. Ness A

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 J. Church Seconded by R. FETTIG

Roll Call: J. Church Y R. Fettig Y K. Mineau Y R. Ness A

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 R. FETTIG

Roll Call: J. Church Y R. Fettig Y K. Mineau Y R. Ness A

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 J. Church, Seconded by R. Fettig

Roll Call: J. Church Y R. Fettig Y K. Mineau Y R. Ness A

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 J. Church, Seconded by R. Fettig

Roll Call: J. Church Y R. Fettig Y K. Mineau Y R. Ness A

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- 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 J. Church Seconded by R. Fettig

Roll Call: J. Church Y R. Fettig Y K. Mineau Y R. Ness A

Special Use Permit Issued

Public Hearing Trey Anderson – Rescheduled December Meeting

Minutes

- Planning Commission meeting minutes from October 2025, were approved with corrections with a motion by R. Fettig, seconded by K. Mineau. Unanimously Approved

Reports

- Zoning Administrator B. Jenshak provided the commission with the October 2025 Zoning Administrators Report.

Permits

Unfinished business

- Waiting to hear if Steve Nelson, Supervisor can attend Planning Commission Meeting

New Business

- Paul and Heidi Leroux discussed zoning issue with their property. Going to Board of Appeals
- Kurt Gioux also spoke behalf of Paul Leroux

Ryan Carrig, CUPPAD

- Update and review on Ordinance Changes

Special Use Permits/ ZBA Applications

- None

Communications

- None

Public Comment on Non-Agenda Items

- None

Board Comments

R. Fettig passed sample of an updated Special Use Permit Site Plan form

J. Church commented on the Monument going into the Ford River Lions Club Triangle.

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Adjournment

- A motion was made by K. Mineau. Second, R. Fettig.

Unanimous Approval.

Meeting Adjourned at 8:31 p.m.

Jayne M, Church

Date