

DELTA COUNTY PLANNING COMMISSION MEETING
Delta County Service Center
Monday June 7, 2021

- I. Call to Order. The meeting was called to order at 5:30 p.m. by Chair Williams.
- II. Pledge of Allegiance.
- III. Roll Call. Member(s) present: Christine Williams, John Malnar, John Denholm, Gary Plante, Renee Barron, Dave Moyle, and Randy Scott.
- IV. Approval of the May 3, 2021 minutes.
Motion to approve made by Dave Moyle and seconded by John Denholm. Vote: Yes-7 No-0. Motion carried.
- V. Approval of agenda.
Motion to approve made by Dave Moyle and seconded by John Malnar. Vote: Yes-7 No-0. Motion carried.
- VI. Public Comment.
 1. Rory Mattson in favor of this, has been working on this for 4 years for private land owners. Many private land owners don't know about this. Petition to rezone is \$400 and likely costs the county more than \$1,000. Delta is one of a few counties that have TP. There are no restrictions that limit timber harvesting. CF has public access for hunting, trapping and fishing (if there is water) and QF is private land. Hopes that it will pass tonight and go on to the County Board for next week; let's finally get this done. He is speaking on behalf of other private land owners.
- VII. Declaration of Conflict of Interest. None
- VIII. New Business. None
- IX. Unfinished Business:
Case No. 4-17-PC Zoning Ordinance Amendment TP/TP2 to RP - 5:35 p.m.
 - Christine – this is taking TP and TP2 Districts and rezoning to RP. She read aloud TP, TP2 and RP Districts to be on record.Motion to open public hearing made by Dave Moyle and seconded by John Malnar. Hearing opened at 5:41 p.m.
Comments:
 1. Rory Mattson, ditto of what he said before. There's a lot more in RP. TP2 is better than TP. TP's came in front of the Board and asked to be changed to RP. Cannot see saying no when it's been done before.

2. Dan Menacher was at the original meeting in 2017 where Moyle and maybe Malnar were involved and he presented the case. County Board asked to look into RP. The case was lost in the Administrator shuffle and that's why we are revisiting this now.

Motion to close public hearing made by Dave Moyle and seconded by John Denholm. Hearing closed at 5:45 p.m.

Commissioner Comments:

1. Christine - it's in the Master Plan. Changing will definitely open it up and will not hurt anyone. She had asked Benny why he was opposed and he told her that "we have to protect forest land." The Board sent back to the PC specifically to look at changing it to RP.
2. Renee – was County Board in favor of the change, referring to minutes from May 2, 2017. Was it sent back with any instructions or restrictions? So much TP. Mill sold off a lot of land. What is the history of why so much TP? Responsibility of owner to know what their property is zoned. A lot of work to update zoning maps.
3. John Denholm - the Mill sold huge tracts of land. Personal property rights, people who bought this land not knowing they were not able to do anything with it. There are huge tracts of Federal and State forest. TP2 is still too restrictive. TP and RP both allow timber production.
4. John Malnar – any other counties with just RP? Will this benefit everyone with over 20 acres?
5. Dan – Board returned for RP to open it up more. Lots were being sold off for camps. We need new maps anyway and are working on new maps. Other counties districts could be different you would need to read their descriptions.
6. Randy – remembers conversations that Delta was at a disadvantage with Marquette County, way too much Federal and State forest. Archaic zoning, fringes on discussion, need to move to next level.
 - Worksheet: reviewed; 2nd and 3rd do not pertain; effect on zoning district - allows for much broader use; effect on adjacent property owners – could be significant impact or no impact; environmental impact – could have; spot zone – no.

Motion to approve Case 4-17-PC, TP & TP2 to RP, as submitted made by Renee Barron and seconded by Dave Moyle. Vote: Yes-7 No-0. Motion carried.

X. Correspondence. None

XI. Public Comment.

1. Rory Mattson – thank you very much. Environmental concerns, rest assured, would be handled through the DEQ and they will limit what you can do on wetlands.

APPROVED AUGUST 2, 2021

XII. Board Member Comments. None

XIII. Adjournment.

Motion to adjourn at 6:01 p.m. made by John Denholm and seconded by Dave Moyle.