

DELTA COUNTY PLANNING COMMISSION MEETING
Delta County Service Center
Monday, October 2, 2023

- I. Call to Order. The meeting was called to order at 5:30 p.m.
- II. Pledge of Allegiance.
- III. Roll Call. Member(s) present: John Malnar, John Denholm, Curtis Larsen, Charles Lawson, Clayton Harris, Amy Berglund. Also attending was Escanaba City Liaison, Patrick Connor
- IV. Approval of the June 5, 2023 minutes.
Motion to approve made by John Malnar and seconded by Amy Berglund. Vote: Yes-6 No-0
Motion Carried. Abstained(?): Curtis Larsen (wasn't at last meeting)
- V. Approval of agenda.
Motion to approve made by Curtis Larsen and seconded by Charles Lawson. Vote: Yes-6 No-0.
Motion Carried. ***Larsen would like the agenda to state "Temporary" Discussion between Curtis Larsen and John Denholm.
- VI. Public Comment. None
- VII. Declaration of Conflict of Interest. None
- VIII. New Business.

1. Dotty/CUPPAD – Review Master Plan and zoning amendment to TD.

Comments made by Dotty about Master Plan:

- Master Plan was developed before Covid
- Pg. 13/14 – More Delta County specific information to make more relatable, more about types or multi family areas, and more maps for trends and the development of the last 10 years.
- Tools to rehabilitate existing housing? Brownfield/Land banking/ Housing rehabilitation programs. Appeal to MISHOA grants
- Vacant Housing not discussed: uses/seasonal/ short term rental
- Where is development happening/details. More dense in city but not relayed that way. Extension of utilities/municipal?
- Lacking knowledge of soil, geology, bed rock, surface areas. What areas are sensitive. (pg 16)
- Malnar: 6% loss of population since development
- New insert new addons

- Stating to Curtis Larsen that she is not hired as this moment – Just making suggestions to the master plan now.
- Homeless Population – What opportunities for housing for them
- Economics Chapter (pg. 16) – Very light – talks about more about available markets.
- Common Land use – need more information – May not be planning commission related.
- Community Health – not well discussed.
- More about Education in area
- Mobility chapter doesn't make sense – would rather be labeled as transportation.
- Arts/Culture/Rec needs to be added
- Pg 36 Photos unrelatable to Delta County
- OHM – Ryan Susy – More details
- All goals should be on the same page but organization not bad

Motion for discussion about mending the master plan by Curtis Larsen and seconded by John Malnar. John Malnar agreed to present at the Commissioners meeting on 10/17. Dotty to give presentation if Planning Commission agrees with proposal (later)

Motion to accept change/presentation by Curtis Larsen and seconded by John Malnar

Roll Call:	John Denholm	Yes
	Amy Berglund	Yes
	Clayton Harris	Yes
	Charles Lawson	Yes
	Curtis Larsen	Yes
	John Malnar	Yes

Vote: Yes-6 No-0 Motion Passed

2. **Case 4-23-PC – Amending zoning to TD along US Hwy 2 & 41 & M35 in Wells Township.**

Applicant/Administrator present Case:

- Jack presents maps
- Jack explains purpose of case to Curtis Larsen

Public Hearing Open: 6:45 P.M.

Public Hearing Open: 7:04 P.M.

Worksheet: Motion to table worksheet by Charles Lawson and 2nd by Curtis Larsen.

Vote: Yes-6 No-0

Motion to close made by Curt Larsen and seconded by Clayton Harris

APPROVED 11-6-2023

Roll Call:	John Denholm	Yes
	Amy Berglund	Yes
	Clayton Harris	Yes
	Charles Lawson	Yes
	Curtis Larsen	Yes
	John Malnar	Yes

Vote: Yes-6 No-0 Motion Passed

IX. Unfinished Business

1. MSU Citizen Planner – Tabled. UPDATE: payment was entered, approved and mailed.
2. Review PC Bylaws - Tabled
3. Reschedule Dotty/CUPPAD to go over Master Plan updating procedures - Tabled
***This happened in this meeting
4. Vacation Rentals – Tabled
5. LSR - Tabled

X. Correspondence: None

XI. Public Comment: None

XII. Board Member Comments: None

XIII. Motion to adjourn at 7:08 p.m. made by John Malnar and seconded by Curtis Larsen.