

APPROVED MINUTES

DELTA COUNTY PLANNING COMMISSION MEETING Delta County Service Center Thursday, September 5, 2024

- 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 Denholm, Amy Berglund, Clayton Harris, Curtis Larsen, Matthew Jensen, Kelli van Ginhoven. Member(s) absent: Charles Lawson. Recording Secretary present: Kasja Nelson.
- IV. Approval of the August 5, 2024 minutes.
Motion to approve with no corrections made by Curtis Larsen and seconded by Matthew Jensen.
Vote: Yes-6 No-0. Motion Carried.
- V. Approval of agenda.
Motion to approve with the following amendments: 1- Add Parks & Recreation Commission Discussion as New Business item #4, 2- Change New Business item #3 to New Business item #1 (NB #1, #2 become #2 and #3 respectfully) made by Kelli van Ginhoven and seconded by Amy Berglund.
Vote: Yes-6 No-0. Motion Carried.
- VI. Public Comment.
 1. Victoria George – expressed concern about a possible campground being developed on the parcel owned by Heather Damra in Fairbanks Township. She wanted the owners to be informed about what they can and cannot do with the property.
 2. Paul Rose – expressed concern about a cabin or campground development being developed in Fairbanks Township. Asked what the zoning regulations are for cabins and Airbnb’s. He’s observed people and work being done down by the water/beaches and a road system within the parcel being developed.
 3. Tammy McDowell – expressed concern about construction work taking place and the presence of heavy machinery on the parcel owned by Heather Damra. She expressed the desire to have the owners of the parcel put on notice that the work being currently done is not allowed according to current zoning regulations.
 4. John Chadwick – he is the owner of a parcel adjacent to the parcel owned by Heather Damra and stated that construction is actively underway for what looks like multiple campsites or up to 8 cabins. He purchased the property recently because it was supposed to be a quiet, residential area.

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5. Jack Smith, building and zoning administrator, stated that he has visited the site in question and the owners have been issued a stop work order. He stated that the current zoning is rural residential, which does not allow for multiple cabins or a campground. The owners of the parcel in question would need to get the parcel rezoned to LSR and that would be considered spot zoning which would not be accepted by the Planning Commission. It was also mentioned that Airbnb's are not currently being regulated as there are state legislation changes pending.

VII. Declaration of conflict of interest. None

VIII. New Business.

1. Fairbanks Township Letter.

Motion to send the minutes from the September 5, 2024 to the public attendees at the meeting once they are approved made by Curtis Larsen and seconded by Matthew Jensen.

Vote: Yes-6 No-0. Motion Carried.

2. Updated PC Bylaws.

Motion to accept the amended changes to the Planning Commission Bylaws and send them to the Board of Commissioners for ratification made by Matthew Jensen and seconded by Amy Berglund.

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| Roll Call: | John Denholm | Yes | Curtis Larsen | Yes |
| | Amy Berglund | Yes | Matthew Jensen | Yes |
| | Clayton Harris | Yes | Kelli van Ginhoven | Yes |

Vote: Yes-6 No-0. Motion Carried.

3. Updated PC Ordinance.

Motion to wait for a complete copy of the Planning Commission Ordinance and revisit the item at the next meeting made by Curt Larsen and seconded by Clayton Harris.

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| Roll Call: | John Denholm | No | Curtis Larsen | Yes |
| | Amy Berglund | No | Matthew Jensen | No |
| | Clayton Harris | Yes | Kelli van Ginhoven | No |

Vote: Yes-2 No-4. Motion Fails.

Motion to accept the amended changes to the Planning Commission Ordinance and send them to the Board of Commissioners for ratification made by Kelli van Ginhoven and seconded by Amy Berglund.

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|------------|--------------|-----|----------------|-----|
| Roll Call: | John Denholm | Yes | Curt Larsen | Yes |
| | Amy Berglund | Yes | Matthew Jensen | Yes |

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Clayton Harris Yes Kelli van Ginhoven Yes

Vote: Yes-6 No-0. Motion Carried.

4. Parks & Recreation Commission Discussion.

Commissioner van Ginhoven discussed the newly formed Parks & Recreation Commission and the requirement that the Chair of the Planning Commission is a required member of that commission. Chair Denholm acknowledged that he is now aware that he needs to attend (he wasn't made aware of this previously to this meeting). Commissioner Clayton Harris was selected as the alternate in the case that the Chair cannot attend a meeting.

IX. Unfinished Business.

1. LSR Discussion.

The administrator reached out to Schoolcraft County, Ford River Township, and Masonville Township. Schoolcraft County was the only area that had helpful information – they outlined their process. The administrator suggested that it might make sense to update the LSR zoning ordinance and its uses. Item was tabled until the next meeting to get more information.

X. Correspondence.

1. MSU Citizen Planner Program: Placed on file.
2. City of Gladstone Master Plan Letters: Placed on file.
3. Pezzetti, Vermetten & Popovits, P.C. Letter: Placed on file.

XI. Public Comment.

1. Jody St John – wanted to let the planning commission know that she still had a noise complaint as a result of the sandpit work being done near her home. The administrator said that he would contact the owner and request that they put additional dust control measures in place and see if the trucks can exit the property a different way.

XII. Planning Commission Member Comments.

1. Commissioner Harris expressed concern about not having enough time to properly investigate items presented at meetings. He requested that all information required for upcoming meetings be provided to commissioners at least 10 days prior to the upcoming meeting. Other commissioners expressed that one week would be more feasible.

XIII. Adjournment.

Motion to adjourn at 7:18 p.m. made by Curtis Larsen and seconded by Amy Berglund.