

**APPROVED MINUTES**

**DELTA COUNTY PLANNING COMMISSION MEETING  
Delta County Service Center  
Monday, April 7, 2025**

- 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, Charles Lawson. Member(s) absent: Matthew Jensen, Kelli van Ginhoven. Recording Secretary absent: Kasja Nelson. Also present: Jack Smith, Rachel Pascoe.
- IV. Approval of the March 3, 2025 minutes.

Motion to approve the minutes as written was made by Curtis Larsen and seconded by John Denholm.

Vote: Yes-5 No-0. Motion Carried.
- V. Approval of agenda.

Motion to approve the agenda as written was made by John Denholm and seconded by Charles Lawson.

Vote: Yes-5 No-0. Motion Carried.
- VI. Public Comment. None.
- VII. Declaration of conflict of interest. None.
- VIII. New Business.
  - 1. CASE 4-25-PC – E&T Williamson Family Trust, Edward Williamson.

Presented by Building & Zoning Administrator: property owner requesting a Conditional Use Permit be granted to allow to build a private storage garage.

Motion to open the public hearing made by John Denholm and seconded by Charles Lawson.

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

Vote: Yes-5 No-0. Motion Carried.

**Public hearing opened: 5:35 p.m.**

    - Public comment:
      - o Joseph Bourgeois 6212 Miron 16.8 Ln, Rapid River (letter read by Rachel Pascoe) – I am writing in support of Mr. Edward Williamson’s petition requesting a conditional special use permit to build a private garage. Providing

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wetland requirements are met, I can see no reason why permit should not be granted.

- o Bryon & Dan Johnson 10750 Miron 16.8 Ln, Rapid River (letter read by Rachel Pascoe) – Ed Williamson’s property borders my 40 acres. I have no problem with him rezoning for a garage or home. {Others he spoke with do not have problem with him building the garage}.
- Curtis Larsen stated he spoke with our secretary this afternoon and he believes this is in conformance with all requirements we have & finds the application fully acceptable. He proposes to make a motion to approve as presented.
- Amy Berglund – agrees, considerable time was spent at last meeting discussing & our recommendation was that this was the more appropriate way to pursue what he (the property owner) wants to do.
- John Denholm – also agrees, this was following our {the Planning Commission’s} recommendation

Motion to close the public hearing made by John Denholm and seconded by Curtis Larsen.

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

Vote: Yes-5 No-0. Motion Carried.

**Public hearing closed:** 5:40 p.m.

**Worksheet:** Present members of the Planning Commission have reviewed the application, it meets Ordinance requirements; location is appropriate for use; effect on district is appropriate; effect on adjacent property owners has been considered; Environmental impact has been considered and is not a spot zone request.

Motion to approve the application that was submitted was made by Curtis Larsen and seconded by John Denholm.

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

Vote: Yes-5 No-0. Motion Carried.

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### IX. Unfinished Business.

#### 1. Delta County Master Plan Update.

- Amy Berglund updated the Planning Commission that the RFP is on the County's Website (has been for about a month). Ashleigh informed Amy that there are no proposals yet, however that is typical. Due date is April 25<sup>th</sup>. Our next meeting is when any proposals received will be opened.  
Planning Commission Members were given lists printed of organizations, individuals, businesses, non-profits that were sent notification of the initiation of updating the County's Master Plan. She asked everyone review it and if it appears any organizations they felt were missed to please let us know so that a notification can be sent to them.
- Curtis Larsen – questions/concerns about the list and what was the criteria for the list
- Amy Berglund - The list follows guidance MSU Extension 5 Year Plan process. This includes stakeholders that would have key interest in providing input/feedback into the Master Plan as the public meetings take place & opportunities become available to provide feedback & input. They are stakeholders that should know we are initiating the process. The public comment & process will be starting once we select a contractor.
- John Denholm – These are likely possible ones who may have input.
- Curtis Larsen – Concerned about the smaller businesses who have not received this letter. He feels they should be given the same opportunity to be made aware of what's going on, whether or not they choose to participate. Concerned small businesses have been left out. He just wants to be sure no one is missed. Can a post card notice be sent to all business in the area with information?
- Amy Berglund – Restated that if any specific businesses anyone feels have been left out, we can send a notice. Once a contractor is in place, public meetings will be held throughout the next year. We will make sure that the communities (townships/cities) are included. There will be opportunities through Public Notices, media, promotion. The role of the contractor will manage that.
- Clayton Harris – Understand Curtis' concerns to make an effort to include everyone to be involved.
- Rachel Pascoe – The Delta County's website has a place for any individual to request information regarding the Master Plan as well.

#### 2. PA233 Compatible Renewable Energy Zoning Ordinance.

- John Denholm – He, Curtis Larsen, & Matthew Jensen met
- Curtis Larsen - still working on bringing it closer to conclusion to complete the plan.

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X. Correspondence. None

XI. Public Comment.

- Rory Mattson, Escanaba 5:54pm : Questions regarding Master Plan is this an entire Master Plan review or just certain sections. Can he be provided with members of the Master Plan Subcommittee? Can anyone get a hold of the list of Notification?
- Wendy Branstrom, Baldwin Twp 5:57pm: Checking to see if there is an update regarding complaint on Ordinance on the chickens. She has spoken to the Township, the State of MI, the neighbor, Jack Smith & Rachel. Everyone has been nice, however she is still frustrated & still dealing with the issue. The smell & noise are still concerns.

XII. Planning Commission Member Comments.

- Amy Berglund – Subcommittee for Master Plan was just Planning Commission Members & just reviewed old RFP to revise it & make it public for this revision. The old Master Plan was from 2019 & we are obligated to update/review it every 5 years & it was decided to make a pretty extensive update to the current Master Plan. It's a pretty comprehensive update. Subcommittee included myself {Amy Berglund}, Kelli vanGinhoven & Clayton Harris. The List for notification is available as a hand out for anyone here to grab.
- John Denholm – MSU/CUPPAD or combination gave recommendations on upgrades for the existing Master Plan. It was given during Covid times and nothing moved forward from there. We are going to work on it now.
- Jack Smith, BZ Admin – to Wendy Branstrom: We are still working with the Prosecutor & Sheriff's Dept. with who has what authority to impose any tickets/fines & how we enforce that. Unfortunately, it's taking some time. He wishes he could resolve problem for her, unfortunately he is limited on what he can do. He has spoken with owner several times and she's not willing to get rid of the chickens. We are working on it still & he apologizes its taking this much time.

Clayton Harris – questioned what Prosecutor said regarding tickets. Also, if tickets or citations are issued, will everyone who does not follow the ordinance get them the same day? There are many houses who have horses, geese, chickens etc.

Rachel Pascoe responded that she didn't have the email with her for specific language, however the basic was that the Building & Zoning Administrator does not have the authority to write tickets based on how our zoning ordinance is written. The Sherriff's dept is looking at another area of our Ordinance that *may* be another avenue to give B&Z the authority to issue tickets, which is at the Prosecutor's office to review again. The Sherriff's dept does not

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want to issue tickets for this & does not want to be involved.

Jack replied that any who we are notified of, *if* not in compliance, will receive a letter and then if not removed appropriate fines. But zoning in that area is not consistent and will have to be a case-by-case basis.

Jack Smith: Follow-up on Old State Road Sand Pit: Ms. St. John filed a complaint with the State which gets forwarded to EGLE to look into. Mitch Koetje from EGLE came down to check on performance regarding SESC permits & discuss the Sand pit on Old State Rd. After EGLE's review it was found that it was in compliance. The steps followed and how it was handled was appropriate.

- Charles Lawson – wanted to make sure the meeting minutes for today include this information related to the sand pit to ensure properly documented.
- John Denholm – in the future we will likely need to address the privately owned Open Space zoning, similarly to Lake Shore & River. Very similar kind of thing. Open space, parks State land; how an individual pays property taxes & have it be open space on their private property, maybe they should be able to opt-out. When zoning was set up a long time ago, it was not something that was considered.

Discussion regarding doing whole townships at once and if a fee would be involved. It was stated that may be something the Board of Commissioners would possibly have to approve. More discussion can happen later when this is addressed.

- Curtis Larsen – wonders who attends the Township meetings. Does anyone from the Planning Commission attend the Township meetings or does the PC have any authority to do anything with the townships. He would like to see uniformity in advising of the residents of the townships as to what's going on.

Discussion on the subject with many determined that wouldn't fall on the responsibility of the Planning Commission

### XIII. Adjournment.

Motion to adjourn at 6:19 p.m. made by Curtis Larsen and seconded by Charles Lawson.