

APPROVED MINUTES

DELTA COUNTY PLANNING COMMISSION MEETING

Delta County Service Center

Monday, August 4, 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, Matthew Jensen. Member(s) absent: None. Recording Secretary absent: Kasja Nelson. Also present: Jack Smith, Building & Zoning Administrator
- IV. Approval of the July 7, 2025 minutes.

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

Vote: Yes-6 No-0. Motion Carried.
- V. Approval of agenda.

Amy Berglund motioned to amend agenda, adding New Business Item 3: CUPPAD, Ryan Carrig, Delta County Master Plan update.

Motion to approve the agenda as amended was made by Matthew Jensen and seconded by Curtis Larsen.

Vote: Yes-6 No-0. Motion Carried.
- VI. Public Comment.
 1. Bob Barron, Escanaba Township: Spoke regarding Unfished business item # 1 – PA233 Compatible Renewable Energy Ordinance. It is his opinion that the existing ordinance is already CREO. He does not agree with following UofM suggestions. In addition, the monies “guaranteed” from EGLE are only guaranteed if there is a CREO, it’s only as long as the money is available.
 2. Rory Mattson, Cornell Township. Spoke regarding Unfished business item # 1 – PA233 Compatible Renewable Energy Ordinance. He has been researching the existing ordinance was already CREO ready. By redoing it, are we adding restrictions to it. He is concerned about private land owner’s rights & more restrictions. He feels the current is CREO ready. He is wondering if the battery storage is the reason it’s being changed. No reason to make it more restrictive. Hoping for an explanation/discussion of exactly what is or isn’t being changed tonight.
- VII. Declaration of conflict of interest. None.

APPROVED MINUTES

VIII. New Business.

1. **CASE 9-25-PC – Curtice, Patrick & Lori.**

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	Matthew Jensen	Yes

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

Public hearing opened: 5:38 p.m.

Presented by Jack Smith: Property Owner is requesting to rezone parcel 003-252-007-00 from RP to R-2 for the purpose of splitting the property and selling the back part to a neighboring property owner. The current zoning district does not allow the smaller lot size(s). It would not be considered a spot zone and as the Zoning Administrator he sees no issues with the rezone.

- Clayton Harris asked for clarification on the map which properties are zoned which.
- Jack Smith explained the map coloring based on the legend given with the map.
- Clayton Harris asked if Jack knew how long the surrounding properties have been zoned R-2; looking for clarification that they haven't been recently changed.
- Jack stated he didn't know exactly how long, but none had been recently changed and it has been quite some time.

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	Matthew Jensen	Yes

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

Public hearing closed: 5:42 p.m.

Worksheet: Application has been reviewed; it meets Ordinance requirements; location is appropriate for use; effect on district is appropriate; all neighboring owners have been informed & no concerns from adjacent property owners; no environmental impact and is not a spot zone.

Motion to approve the application as submitted was made by Curtis Larsen and seconded by Clayton Harris.

APPROVED MINUTES

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

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

2. Garden Township Master Plan

-Discussion regarding reviewing it vs waiving right to

- i. Motion to place on file send letter waiving right to review so they (Garden Twp) can move forward with adopting made by Charles Lawson and seconded by John Denholm.

All in favor - Motion Carried.

3. CUPPAD, Delta County Master Plan Update:

-Ryan Carrig, Community Planner with CUPPAD & local contact for the process spoke explaining the process of moving forward. Process will likely take 12-18 months to complete. They will begin with Public engagement & expect a strong response. Township involvement will be included, as well as the Townships/Cities that Delta County does not do the zoning for. Ryan discussed some areas where planning is coordinated between agencies. There is also opportunity to coordinate planning with other Counties.

-Questions Curtis Larsen: Who do they work with for the Townships

-Ryan responded explaining who they typically work with & that the Planning Commission guides CUPPAD on how the public engagement is handled.

-Curtis Larsen expressed concerns on how to ensure people are not left out of meetings & sharing the information & extended his help in ensuring this.

-Ryan explained how public engagement is publicized & reiterated that the Planning Commission will guide how that engagement is handled & that Planning Commission Members may be asked to attend those meetings in the areas that they're from.

-Clayton Harris asked how the message is spread when a meeting is being held in a Township so the people know.

-Ryan explained that it depends on the preference of the meeting. If it's a more private meeting with just a select group vs a public meeting where they may use things like notices through the paper, Facebook, the County website, etc. to try to reach as many people as possible to target as many people for engagement.

-Clayton expressed concern with Township bulletin boards used the past & he would like to see a good effort in to letting people know more than once that the meetings will happen.

-Curtis made a suggestion to use a mailing list to share the information via US Mail. He feels this will help reach almost everyone.

APPROVED MINUTES

- Ryan stated they had used that method recently but only received less than ¼ of the people's response. CUPPAD wants to be sure to reach as many people as possible & as efficient as possible.
- Clayton feels mailing is the best way to get it to everyone & electronic is good too, but not everyone has access to email/internet.
- Ryan suggested reaching out to the Township Association first, lay out the project & see who would be willing to host a meeting either concurrent or before/after Township Board Meetings
- Matt Jensen agreed about going to the Townships & suggested also using QR codes & expressed concern about the cost of bulk mailing. Also suggested using the radio stations, covering a broad group.
- John Denholm mentioned using local Papers to post notices. Maybe use direct mail in the smaller areas.
- Ryan will come back next meeting possibly with a draft Survey
- CUPPAD will be added to the Planning Commission Agenda going forward

IX. Unfinished Business.

1. PA233 Compatible Renewable Energy Zoning Ordinance.

- Commissioner Jensen: Explained that there is nothing more restrictive in what was presented forward. The biggest thing is that there was not a timeline in our current ordinance that PA233 lays out. The information was taken from several sources. It serves as an outline for us procedurally. Mentioned that the State funding that's available isn't a guarantee & has to be applied for. This is a workable ordinance. It also added the additional definitions that were not in the ordinance that was in PA233. Battery storage is also addressed in the changes. Tonight's review is strictly for discussion and suggestions. If no more changes, he suggests it goes over to Legal Counsel for review
- Curtis Larsen re: A1C,D&E – How do we handle the issue once it's approved. do that once it's approved
- Matt Jensen explained that the MCL stated outlines the procedure.
- Curtis Larsen re item C:
- Matt Jensen explained the definitions are verbatim out of PA233
- Curtis stated he will sit with Matt separately for clarification on items and will wait for Legal's review.

APPROVED MINUTES

- John Denholm made the motion that the proposed changes be sent to Legal to get their review & opinion & seconded by Clayton Harris. All in favor – Motion Carried.

X. Correspondence.

Motion to place all correspondence on file & send appropriate letters made by Curtis Larsen & seconded by Matt Jensen. All in favor – Motion Carried.

XI. Public Comment.

-Jack Herick, Baldwin Township: Live here for over 30 years. Concerned about restrictions & the new Master Plan & he is not going to be happy if there are more restrictions

-Bob VanDamme Baldwin Township: Master Plan concerns with being told what to do with his property. Suggested putting the Meeting notices for the Master planning in the Church Bulletins. He is concerned about the Solar changes in the ordinance & how PA233 has more restrictive setbacks. He is concerned & doesn't trust what he's being told & he isn't alone.

-Rory Mattson: Concerned the Master Plan will go similarly to the recently done Recreation Plan. He is concerned that environmentalists viewpoint will guide or plan.

-Bob Barron, Escanaba Twp: Even though Delta County doesn't regulate there but feels Escanaba Township is a great example of what you can do wrong. New board members worked to change solar ordinance & caused a lack of trust. Talked about zoning issues Country-wide. Not in favor of zoning telling property owners what they can do with their land.

XII. Planning Commission Member Comments.

-John Denholm: September meeting date confirmation needed. Discussed selling his home and will possibly be moving from Delta County.

-Charles Lawson: Questioned who is replacing the missing individual on the PC. Discussion regarding the Board of Commissioners will be appointing someone at their 8/5 meeting.

-Clayton Harris: Would like to see the timer control and microphones. He wants to make sure that everyone who is there can hear what is being said. Would like to start using them.

-Curtis Larsen: Will be meeting with Matt Jensen separately to go over his questions. Hopes to see that CUPPAD can do something for Bay de Noc Twp to get the representation together.

-Matt Jensen: none

-Amy Berglund: Discussed with Rachel Pascoe regarding the Ford River Zoning Ordinance that was addressed at last meeting. Specifically the fee schedule. The letter did not go out to Ford River & it's past the 30 day window, however Rachel had an explanation about why specific dollar amounts may not be included in the Ordinance itself due to when those dollar amounts change. Ryan Carrig spoke up from audience and stated he is working with Ford River on that

APPROVED MINUTES

and can answer the question. Ford River has a Township Fee Schedule so that they don't have to amend the Ordinance each time they want to adjust the fee schedule. The fees are adopted by resolution by the Township Board.

XIII. Adjournment.

Motion to adjourn at 6:37 p.m. made by Charles Lawson and seconded by Curtis Larsen.