

Mikado Township Planning Commission Meeting Minutes

February 6, 2025

Present: Steve Stevens, Carrie Mullins, Bill Spunar, Jim Deller

Absent: Steve Sanderson

Guests: ZA John Moran

Call to Order: 6:00 PM

Pledge

Motion to approve the meeting minutes from January 2, 2025 made by Spunar, seconded by Deller, the Ayes have it, motion passes.

Mullins informed the PC of the passing of past supervisor Mary Harmon.

Discussion:

We began with Article 11 Zoning Board of Appeals. It was noted that the word “Zoning” is often missing from in front of “Board of Appeals.” To make this clear, the word “zoning” needs to be added consistently throughout Article 11.

Article 11, Part A. Creation and Membership needs to cite the proper MI Zoning Planning Enabling Act.

We need to add definitions for Township Board Employee and Contractors, as well as Township Board Appointee and Elected Officials to clear up any confusion.

A quorum for the ZBA should be 3 members as it is only a three member board – question for the lawyer.

Part B. Meetings – slightly different from the Alcona Township ZO, but we will keep it.

Part C. Jurisdiction #8 Site Plan Review – We had a lot of discussion on this one and after consulting with the MTA Authorities & Responsibilities book we will add from page 365 re: ZBA Jurisdiction. We will then revisit after review from lawyer.

We need to make sure we have forms and fees in place. We need at least a ZBA Appeal Request Form, a Complaint Form, a Land Use Form and a Special Land Use Form.

Part D. regarding Stays will be kept the same.

Part E. Variances, we will replace with the ATZO 11.5 Variance Standards.

Question for the lawyer – should we put a section 11.6 in like the ATZO in regards to Appeals to Circuit Court in our ZO?

Upon further discussion, we will be adding section 11.3 from the ATZO – Procedure and Decisions

Public Comment: None. We allowed conversation within reason.

Motion to adjourn by Spunar, seconded by Deller, the Ayes have it, motion passes.

Adjournment: 8:01 PM

Next Meeting: Thursday, March 6, 2025 at 6:00 PM at the Mikado Civic Center