



## MANSFIELD TOWNSHIP PLANNING COMMISSION

March 12, 2014 6:00 PM  
Mansfield Township Hall  
First Annual Meeting of 2014

Chairman George Minerick called the meeting to order at 6:00 PM and led in reciting the Pledge of Allegiance.

Present at the meeting were: George Minerick, Pat Dishaw, Melvin Johnson, Ernie Ganz and zoning administrator Pam Minerick. Absent was Bill Grabowski.

George asked if there were any additions to the agenda. There were none. The minutes of the December 4, 2013 meeting were sent to all Planning Commission members. With no additions or corrections, a motion was made by Melvin Johnson with a second by Ernie Ganz, to accept the minutes as written. All ayes.

Pam handed out a letter from Kurt Reimann explaining what is planned for his property located in the Dykes District on Fence Lake. Pam explained the situation as per his plan.

There was no update on the Mastodon Planning Ordinance as Bill was not present.

George asked how the Sagola Township Plan was coming along on their plan. Pam said that their proposed changes had been adopted and were being written into the new plan.

The Planning Board then went through the suggested changes to the Mansfield Township Ordinance one by one comparing them to the present Ordinance book. Pam asked board members to look through the Ordinance for other possible changes and let her know as to what they are so they can be taken up at the next meeting.

The Board was informed that a new appointment would be made to fill the position of Pat Dishaw, who will be resigning as of March 31, 2014. If the new appointee would not accept the position as secretary, it was suggested that perhaps Bill Grabowski would fill in as secretary.

The next quarterly meeting was tentatively set for June 13, 2014.

A motion to adjourn was made by Melvin Johnson with a second from Ernie Ganz. All ayes.

Pat Dishaw, Secretary.

From: Kurt Reimann <k.reimann@att.net>  
Date: Tue, Mar 11, 2014 at 8:41 PM  
Subject: Red Cabin Rehab  
To: pminerick@gmail.com  
Cc: k.reimann@att.net

Pam,

Sorry this is rather late to you.

Below is a short narrative explaining a little of the background and also our rehabbing plans for our Red Cabin on Fence Lake. Also, attached is the Zoning Compliance Remit form and drawings showing the whole property and relationship to the Red Cabin. There are two pages to the scan.

Of course please call or write me with any questions or for follow up information.

We appreciate your help in getting this project OK'd and under way for this summer.

This Red Cabin will not be rented out and it will be used as the primary residence for Kurt and Chris during the summer months.

Kurt & Chris Reimann

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### History

Our parents bought the Fence Lake property from Frank Milliman in 1954. The Red (and White) Cabins were constructed by Milliman, probably in the late 1930s or early 1940s as rental cabins to supplement his income.

Our parents would have friends and relatives come up and stay in one of the two guest cabins (Red and White) during the summer. My parents never rented the cabins out.

The Red cabin main structure is approximately 20 ft. x 34 ft. It has an open 8 ft. x 10 ft. porch on the road side and on the lake side there is an 8 ft. x 12 ft. screened in porch. The building is 55 ft. from our private gravel road.

The closest distance from the screened in porch to the lake shore is about 60 ft. (as best I could measure in the winter). The distance from the lake shore to the road side of the existing building is about 102 ft.

### Red Cabin Plan

The Red Cabin will be the principle summer residence for my wife and I (Kurt & Chris Reimann).

We want to rehab the existing Red cabin so it can be used for family members. It would not be rented out.

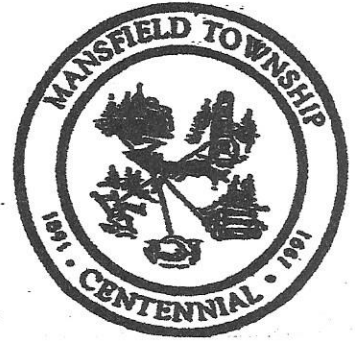
The plan is to keep the same foot print of the building and repair the wood siding walls and the roof. We would fix structural deficiencies, performing needed repairs and maintenance.

The exception to the foot print that we would like to do would be to extend the road end of the building by 10 ft. This extension would not be easily seen, if at all, from the lake and the total set back from the lake for this addition would start at about 102 feet from the lake shore.

In addition to the structure add on we would put in a proper foundation at least to the 42" frost line, or perhaps a basement. We would eventually have a well dug and water brought in for plumbing, including a bathroom with shower, sink and toilet. We would therefore need a septic tank and field that would be greater than 75 ft. from the lake. Electricity would be brought in from a nearby junction box.

If we get approval for this improvement plan we would use a local builder and would start repair/construction this coming summer when weather permits.

**Mansfield Township  
Planning Commission Meeting Minutes  
Second Quarterly Meeting of 2014  
June 11, 2014 at 6:00 P.M.  
Mansfield Township Hall**



The second quarterly meeting in 2014 of the Mansfield Township Planning Commission was called to order by Chairman George Minerick at 6:00 p.m. with the Pledge of Allegiance.

**Roll Call:** George Minerick, Bill Grabowski, Melvin Johnson, Ernie Ganz, Deborah Strelecki and Zoning Administrator Pam Minerick.

**Absent:** None.

A motion made by George Minerick and second by Ernie Ganz to appoint Deborah Strelecki as the Planning Commission Secretary, to replace retired secretary Pat Dishaw, and to be responsible for taking the minutes of the Planning Commission meetings. All ayes.

**Previous Meeting Minutes:** A motion made by Bill Grabowski and second by Melvin Johnson to approve the March 12, 2014 meeting minutes as presented. All ayes.

**Old Business:**

1. **Mastadon Township Master Plan:** Bill Grabowski gave an update on the progress of the Mastadon Township Master Plan and will provide the commission with a copy.
2. **Zoning Ordinance Revisions:** A motion made by Ernie Ganz, and second by Melvin Johnson to approve the Second Review of proposed revisions as presented and to schedule a public hearing on Tuesday, August 12<sup>th</sup>, at 6:00 p.m. at the Mansfield Hall to present these changes. All ayes.

**New Business:**

1. Zoning Administrator Pam Minerick provided her Zoning Report and also explained a letter dated June 4, 2014 from Attorney Tinti requesting a variance for a client. The Planning Commission, based on the definition of variance and rezone, determined that the request should be for a rezone as the client's request does not meet the definition of a variance.

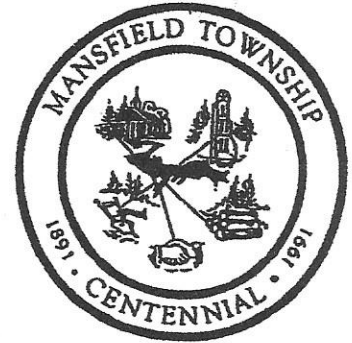
Dates for the next two quarterly meetings are August 12, 2014 and December 9, 2014 at 6:00 p.m. at the Mansfield Township Hall. All agreed to these dates.

**PUBLIC COMMENTS:** None.

**Adjournment:** A motion made by Deborah Strelecki, and second by Ernie to adjourn at 7:26 p.m. All ayes.

*Deborah Strelecki*  
Deborah Strelecki, Secretary

**Mansfield Township  
Planning Commission Meeting Minutes  
Public Hearing & Third Quarter Meeting  
August 12, 2014 at 6:00 P.M.  
Mansfield Township Hall**



The third quarter meeting and public hearing of the Mansfield Township Planning Commission was called to order by Chairman George Minerick at 6:02 p.m. with the Pledge of Allegiance.

**Roll Call:** George Minerick, Bill Grabowski, Ernie Ganz, Deborah Strelecki. Also present was Zoning Administrator Pam Minerick.

**Absent:** Melvin Johnson.

**Previous Meeting Minutes:** A motion made by Bill Grabowski and second by Ernie Ganz to approve the June 11, 2014 meeting minutes as presented. All ayes.

**Zoning Administrator's Report:** Pam Minerick noted that an ad was placed in The Reporter for the Public Hearing, no need to send certified letters, no letters received and no response from Attorney Tinti regarding a variance.

**Zoning Book Changes:** To be presented to the public today. No one from the public attended meeting.

**Public Comments:** None.

A motion by Ernie Ganz and second by Bill Grabowski to approve all the Zoning Book changes as presented. All ayes.

**Adjournment:** A motion made by George Minerick, and second by Ernie Ganz to adjourn at 6:16 p.m. All ayes.

*Deborah L. Strelecki*

Deborah Strelecki, Secretary  
Planning Commission

**Mansfield Township  
Planning Commission Meeting Minutes  
Public Hearing & Fourth Quarter Meeting  
December 9, 2014 at 6:00 P.M.-C.S.T.  
Mansfield Township Hall**

The fourth quarter meeting of the Mansfield Township Planning Commission was called to order by Chairman George Minerick at 6:00 p.m. with the Pledge of Allegiance.

**Roll Call:** George Minerick, Bill Grabowski, Ernie Ganz, Deborah Strelecki. Also present was Zoning Administrator Pam Minerick.

**Absent:** Melvin Johnson.

**Previous Meeting Minutes:** A motion made by Bill Grabowski and second by Ernie Ganz to approve the August 12, 2014 third quarter and public meeting minutes as presented. All ayes. Motion carried.

**Zoning Administrator's Report:** Pam Minerick noted that the Seventh Day Adventist Camp is building a lodge and conference center.


**Old Business:** Additional changes to the zoning book that were discussed are the definition of "keyhole", review non-conforming sections, definition of perpendicular, possible combination of RR1 and RR2 to RR, cabins added to hotels/motels and putting the maps at the end of the book.

Bill Grabowski moved and second by Deb Strelecki to postpone printing the new zoning book pending review of the additional changes by all planning commission members. All ayes. Motion carried.

**Public Comments:** None.

Confirmed the next two scheduled quarterly meeting dates to be Tuesday, March 10, 2015 and Tuesday, June 9, 2015 both at 6:00 p.m.

**Adjournment:** A motion made by Ernie Ganz, and second by Bill Grabowski to adjourn at 7:21 p.m. All ayes. Motion carried.

  
Deborah Strelecki, Secretary  
Planning Commission