

**Mansfield Township-Planning Commission
PUBLIC HEARING-Revised
April 11, 2017 at 5:00 P.M.-C.S.T.
Mansfield Township Hall**



The Mansfield Township Planning Commission Public Hearing was called to order By Chairman, George Minerick at 5:00 p.m. with the Pledge of Allegiance.

Roll Call: Bill Grabowski, Bill Fleming, Deborah Strelecki and George Minerick. Also attending Zoning Administrator, Pam Minerick.

Absent: Melvin Johnson.

Additions to Agenda: None.

Previous Meeting Minutes: A motion by Bill Fleming and second by Bill Grabowski to approve the December 13, 2016 fourth quarter Planning Commission meeting minutes as written. All in favor. Motion carried.

Arrived: Planning Commission member Melvin Johnson arrived at 5:05 p.m.

Zoning Administrator's Report: Purpose of meeting is to review request to re-zone property owned by Robert Peterson from Multiple Use Forest (MUF) 40 acres to Agricultural 20 (AR-20) 20 acres for the purpose of a land split. Certified letters were sent to five adjacent land owners and five certified signature receipts of the letters were received back. One call was received from the State of Michigan.

Comments from Property Owner:

Property owner, Robert Peterson, indicated the purpose of the re-zone request is to split 40 acres into two 20 acre parcels. The 20 acres with the house to be sold and property owner intends to build on the other 20 acre parcel.

Public Comments:

One adjacent property owner, Ernie Ganz, requested that we follow the Mansfield Township Zoning Ordinances and not re-zone from MUF 40 acres to Agricultural 20 (A-20) two-20 acre parcels.

Board Privilege and Board Decision:

Board members discussed the purpose of the zoning ordinances in the township and to uphold the ordinances as written. By definition on page 4 of the Zoning Ordinance book "the Ordinance is to establish zoning districts and regulations governing the development and use of land in the Township of Mansfield."

1) Section 209 – page 20 – Multiple Use Forest (MUF) – minimum lot size 40 acres - the intent clearly states this MUF district has been created to conserve significant natural resource characteristics found within the township. The land is intended to be used primarily for low-density residential and industrial activities. Permitted uses are light agricultural, hunting camps, single family dwellings.....

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2) Section 207 – page 18 – Agricultural-20 acres (minimum) (AR20) – the intent clearly states that AR20 has been established for agriculture and certain related uses are encouraged as the principal use of the land. Permitted uses are single family dwelling, home occupations and traditional agriculture.

Based on the definitions, Robert Peterson may use his MUF 40 for the same uses as the AR-20. The MUF district is intended for low-density residential/industrial activities, the re-zone would allow for another dwelling to be constructed thereby not preserving the low density residential intent of the MUF. Also, if Robert Peterson's land split were approved, the owner of the newly created AR-20 (Peterson or anyone else) will have the permanent right to build a new residence as close to the Ganz property (MUF) as permitted by ordinance. This house would be close enough to the Ganz property that it would restrict Ganz from fully using his land for hunting as is now permitted. The state regulations that require that guns be discharged at a minimum distance from any house would limit Ganz's hunting rights on his own MUF property. The adjacent property owner, Ganz, has requested that we uphold the Zoning Ordinance.

A motion by Bill Fleming and second by Melvin Johnson to deny the re-zone request by property owner, Robert Peterson, from MUF-40 acres to AR-20 -20 acres and the resulting land split to 2-20 acre parcels. Bill Fleming-deny, Melvin Johnson-deny, Bill Grabowski-deny, Deb Strelecki-deny, George Minerick-deny. Motion carried unanimously.

Adjournment: A motion made by Bill Grabowski, second by Bill Fleming to adjourn at 5:40 p.m. All in favor. Motion carried.



Deborah Strelecki, Secretary
Mansfield Planning Commission



**Mansfield Township
Planning Commission Meeting Minutes
First Quarter 2017 Meeting - Revised
April 11, 2017 - 6:00 P.M.-C.S.T. - Mansfield Township Hall**

The 1st quarter meeting of the Mansfield Township Planning Commission was called to order by Chairman George Minerick at 5:47 p.m. with the Pledge of Allegiance.

Roll Call: Bill Grabowski, Bill Fleming, Melvin Johnson, Deborah Strelecki and George Minerick. Also present was Zoning Administrator Pam Minerick.

Absent: None.

Additions to Agenda: Switch #1 and #2. Laurie Netzow will speak first followed by Bill Fleming.

Previous Meeting Minutes: Approved at the December 13, 2016 minutes at the 5:00 p.m. Public Hearing.

Zoning Administrator's Report: One site inspection on Channing Road for a storage building and will do site inspection for a high tunnel on Alto Road when owner is available and contacts Zoning Adm.

Old Business:

1. Laurie Netzow, a Lake Ellen resident and volunteer, discussed next steps for the Master Plan. Letters need to be sent to surrounding townships, utilities, the school, and railroad. She will get started on the letters and discuss with the secretary.
2. Proposed Zoning Ordinance Revisions – A motion made by Fleming and second by Minerick to replace old Item #4 from the October 4th meeting with new Item #4 presented at the 12/13/16 meeting and within Item #1 definitions marked KKK, 10/4/16 meeting, strike that definition. All in favor. All ayes: Grabowski, Strelecki, Fleming, Johnson and Minerick. Motion carried.
3. TABLED - Windmills and cell towers.

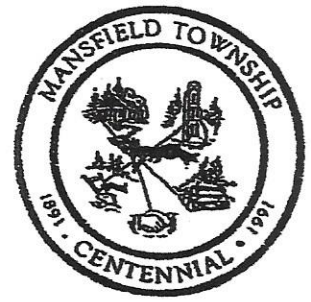
New Business:

1. Tiny Homes – tabled.
2. Establish 2017 meeting schedule – A motion made by Minerick and second by Strelecki to establish the 2017 quarterly meetings at Mansfield Township Hall #1 at 6:00 p.m. on: April 11, 2017, June 13, 2017, September 12, 2017 and November 14, 2017 and a potential public hearing for the zoning ordinance changes for some time after August 11, 2017. All in favor. All ayes: Strelecki, Fleming, Grabowski, Johnson and Minerick. Motion carried.
3. Bill Fleming presented a summary of the Michigan Planner course he took in February 2017.

Public Comments: None.

Adjournment: A motion made by Strelecki, second by Fleming to adjourn at 6:54 p.m. All in favor. Motion carried.

Deborah Strelecki
Deborah Strelecki, Secretary
Mansfield Planning Commission



**Mansfield Township
Planning Commission Meeting Minutes
Second Quarter Meeting of 2017
June 13, 2017, 6:00 P.M.-C.S.T.
Mansfield Township Hall**

The second quarterly 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: Bill Grabowski, Bill Fleming, Deborah Strelecki and George Minerick. Also present was Zoning Administrator Pam Minerick.

Absent: Melvin Johnson.

Agenda: Additions to **new business: 1999 re-zones and July 1, 2011.**

Previous Meeting Minutes: A motion made by Bill Grabowski and second by Bill Fleming to approve the April 11, 2017 public hearing (revised) minutes as written and the April 11, 2017 quarterly meeting minutes (revised) as written. All in favor. Motion carried.

Zoning Administrator's Report: Pam Minerick provided a written report.

Old Business:

1. **Township Master Plan Development:** Bill Fleming presented the survey information with charts and graphs. This information will be extremely useful as we put together the Master Plan making sure the master plan represents the survey results provided by the township taxpayers. Bill and his wife did an excellent job of putting the information together in an easy to interpret format. Bill Fleming is also waiting for direction regarding the use of a consultant, should he pursue?
2. **Proposed Zoning Ordinance revisions:** Lake Ellen Association suggested a change to the keyhole development to Section 206 – District: Lake-1 (L-1) and also a revision to Section 211 Bodies of Water and Wetlands..... Both revisions are attached to these minutes.
Tiny Homes –it was discussed that there is no need to define at this time.

At 7:18 p.m. Bill Grabowski left the meeting indicating that he will be resigning.

Towers and Windmills – A definition of both tower and windmills, as well as, where they will be permitted to build (i.e. A20, A40, MUF?) and should be added to Section 207, D. #6, Section 208 D. #6, and Section 209 C.#7. Also on the definitions page #12. George Minerick will work on the definitions. Public Hearing discussed for October.

3. Planning Commission By-Laws not discussed at this time .

New Business: The Zoning Administrator advised that as she was going through public hearing minutes she found that there were four re-zones that were approved in 1999 but did not go any further in the process.

Bill Fleming suggested getting Brad Neumann to come to our Planning Commission meeting in September to consult with us about writing an RFP for WUPPDR to get grant money for the Master Plan writing.

A motion made by Strelecki and second by Fleming to ask the Township Board to approve scheduling Brad Neumann to come to the September 12th Planning Commission meeting at a cost of no more than \$60.00 to discuss the development of the Master Plan and getting WUPPDR involved. All in Favor. Motion Carried.

Public Comments: None.

Board Privilege: Set up a Planning Commission meeting on August 8th at 6:00 p.m.

Adjournment: A motion made by Strelecki, and second by Fleming to adjourn at 8:25 p.m. All in favor. All ayes. Motion carried.



Deborah Strelecki, Secretary
Planning Commission

6-13-2017

SECTION 206 - DISTRICT: LAKE-1 (L-1)

Suggested Intent Revision

(A) INTENT: This district is to preserve the natural habitats and the scenic character of Lake Ellen and Little Lake Ellen; to protect the health of the lake and stream bottoms, the shorelines and bordering lands and the quality of the water itself; to promote the ecological balance of the waters by limiting incompatible land use of the wetlands associated with the lakes and waterways; to maintain and protect the locale's natural ecosystems; to protect against the spread of aquatic and terrestrial invasive species; to provide controlled recreational opportunities and single family residential use; to minimize man-made adjustments to the established shorelines; and to provide opportunities for fishing and low impact water activities for the community.

Keyhole development or funnel development is not permitted except for public access sites existing at the time of this amendment.

revise proposed section 211

**SECTION 211 : BODIES OF WATER AND WETLANDS IN THE FOLLOWING ZONING DISTRICTS:
RESIDENTIAL-1, AGRICULTURAL RESIDENTIAL-3, RESIDENTIAL-10, RESORT-RESIDENTIAL,
AGRICULTURAL-20, AGRICULTURAL -40, MULTIPLE USE FOREST, AND COMMERCIAL**

(A) INTENT: To preserve the natural, scenic character of all bodies of water and their bordering lands; to protect the lake and stream bottoms and the quality of the water itself; to promote the ecological balance of the waters by limiting incompatible land use of the wetlands associated with the lakes and waterways; to provide controlled recreational opportunities and low-density residential use; and to minimize man-made adjustments to the established shorelines.

Keyhole development or funnel development is not permitted except for public access sites existing at the time of this amendment.

MANSFIELD TOWNSHIP PLANNING COMMISSION
MINUTES OF SPECIAL MEETING - MASTER PLAN DEVELOPMENT
AUGUST 10, 2017 @ 6:00 PM

1. CALL TO ORDER: 6:00 PM CST

2. ROLL CALL: present were George Minerick, Gail Bauwens, and Bill Fleming. Deb Strelecki was absent. Also present was Zoning Administrator Pam Minerick.

Special speakers were Brad Neumann, Michigan State University Extension and via phone was Brad Barnett from WUPPDR (Western Upper Peninsula Planning & Development Reg)

Public that attended: Art Bloomburg, ^{Laurie} Lori Netzow, Pat Dishaw, and Lynn Fleming

8/29/2017

3. ZONING ADMINISTRATOR'S REPORT: Minerick stated that only six site inspections for the year. Few phone calls this month with questions regarding splitting land and one zoning application sent out.

4. Presentation by Neumann and Barnett:

Discussed handouts that Neumann gave us and he started to explain why a Master Plan is so important. Netzow stated that the township and the Planning Commission fully understands how important this is and we are totally committed.

Neumann explained that too much data in the Plan is useless because then the people lose interest. Don't over-whelm them with information. Most important issues are: goals, objectives, and strategies. History and culture is good too. We should use WUPPDR to get this information instead of searching for it on the internet for the census. Netzow mentioned she already did this and we have information from past members.

Neumann said the Master Plan needs to tie with our Zoning Ordinance. Master Plan talks about the districts and how they might evolve over time with growth and change. Future land use maps for Mansfield Township probably will not change much due to our public survey information. Barnett said WUPPDR can help us with these maps and the cost will be charged per hour. They will have to quote us a price. Netzow offered to scan and e-mail our maps for a quote. Neumann to send the specifics to Netzow, for example certain colors are industry standard.

Neumann stated that according to our survey, important issues with Mansfield Twp citizens are environmental quality, agriculture, and recreation. Each topic in our Master Plan needs to be detailed. Perhaps get input by talking to farmers, etc.

Neumann asked if our Zoning Ordinance reflects the vision of the Master Plan. After the Plan is written and adopted then we might need to revise some of our Zoning Ordinance. Netzow thought the green belt section needs to be added back into our Ordinance since it was removed many years ago. We need to be stricter with our public landings. Neumann stated that the DEQ only gets involved with shoreline changes, for example attached docks, etc. Other land use ideas can be about farm lands by keeping parcels large. Barnett mentioned that WUPPDR can help us with this for ideas.

The Michigan Right to Farm Act was discussed. Neumann said that this Act does not trump setbacks. Need to comply with setbacks regardless if it's AG or not.

Neumann stressed that the Planning Commission need to get more people involved. Bloomberg explained that people in Mansfield do not want to do anything and the only time they get involved is when we are doing something they don't want. We have a hard enough time getting people to fill our township boards, for example we are short one member on the Planning Commission and an alternate for the Zoning Board of Appeals. Netzow mentioned more of our residents are seasonal than permanent. Barnett suggested that we call people and invite them to our meetings. Personal invites help, also feed them! He thought get farmers involved in the AG portion of the Master Plan, get kids involved when talking about our future. Bloomberg mentioned that there is only a dozen or so kids in the township. Barnett said the kids he works with are ages 16-18. Fleming explained that 9% of people who completed the survey were 49 years of age or younger, 91% were over 50 years old.

Discussion went back to change in Mansfield Township. Bloomberg said our community is unique, we want no change! We like to stay a rural farming community.

Netzow said Planning Commission should meet quite a bit more to get the Plan started, everyone agreed. Neumann mentioned there should be a single editor at the end with everyone writing chapters. Fleming talked about incorporating the survey information. George Minerick read a portion from Sagola's 1993 Master Plan about agriculture and asked why we couldn't copy some of that. Theirs was written by CUPPAD. Neumann said most Planning Commissions do copy some of other township's plans when writing theirs. Pam Minerick suggested taking Lori's ideas and Table Of Contents, Sagola's Plan, and the survey to help write our Plan. Neumann thought was a good start. Bloomberg said we need to plan for the future changes, like windmills. Bloomberg stated that Mansfield is a no-growth township. Fleming said we need to provide rationale for no-growth.

Barnett said that WUPPDR can provide a cheat sheet to help us. They actually partner with CUPPAD and WUPPDR can step in at any time with guidance. Bloomberg said the township can't afford to hire a consultant. One quote Fleming gave the township was \$30,000. Fleming said no, the quote was more like \$5000-\$10,000. Bloomberg said we asked WUPPDR to do GIS mapping years ago. Barnett didn't know what happened about that, it was before he started. He thought \$10,000 was the price for WUPPDR to write us a Master Plan. Netzow asked if she could send WUPPDR drafts of sections as we were writing them. Barnett said yes, for a price. Bloomberg said township will need to discuss. Barnett offered to attend a monthly board meeting.

Bloomberg mentioned that he just wants to make sure our Master Plan is in compliance. Netzow explained that she based her Table of Contents on the Zoning Enabling Act.

Neumann gave us a hand out named "Minimum Requirements of a Master Plan". We discussed this.

Fleming mentioned Bessemer's Plan cost \$16,000 and was written by a separate consultant in the Keweenaw area.

Discussed Netzow's Table of Contents and Neumann gave us some ideas.

When we write the Master Plan we can note the individual's name that gave input. This shows public outreach.

We discussed the survey and Barnett said usually 20% of the people respond but with our survey 30% responded, which is very good. Bauwens mentioned that she never received the survey because her tax bill is sent directly to her bank. We were wondering if a lot of citizens have their property in escrow. Dishaw thought only a few.

Barnett said for Netzow to discuss our Master Plan with WUPPDR we need to e-mail him our approval that Netzow is working for Mansfield Twp Planning Commission.

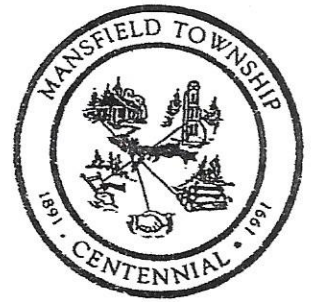
5. WORK SCHEDULE: Next meeting will be held on Tuesday, August 29th at 3:00 CST.

Everyone should e-mail Netzow ideas starting with chapter one, before the next meeting. She will compile and put into a draft to discuss at the meeting.

6. ADJOURN: Bauwens made motion to adjourn, Fleming 2nd. All ayes-motion carried. Meeting adjourned at 8:50 CST.

Minutes taken by Pam Minerick.

**Mansfield Township
Planning Commission Meeting Minutes
Special Meeting-Master Plan Development
August 29, 2017, 4:30 P.M.-C.S.T.
Mansfield Township Hall**



The special meeting of the Mansfield Township Planning Commission was called to order by Chairman George Minerick at 4:30 p.m. with the Pledge of Allegiance.

Roll Call: Gail Bauwens, William Fleming, Deborah Strelecki and George Minerick. Also present was Zoning Administrator Pam Minerick.

Absent: None.

Agenda: Master Plan Development

Previous Meeting Minutes: A motion made by Fleming and second by Bauwens to approve the June 13, 2017 second quarter meeting minutes and the August 10, 2017 special meeting minutes as written. All in favor. Motion carried.

Zoning Administrator's Report: Pam Minerick provided a written report indicating there were two site inspections one for a storage building on Ellenwood Lane and a high tunnel on Alto Road. Mr. Lawrence Alto refuses to obtain a building permit for the high tunnel. The Zoning Administrator sent a copy of Alto's zoning application to Jerry at the construction code office and to Joan Nelson, Mansfield Assessor. Minerick also added that a letter was received from Sagola Township indicating they are preparing an updated Master Plan. Copy of letter attached to these minutes.

Township Master Plan Development: Meeting was turned over to Laurie Netzow for review of the Master Plan Draft as currently written. All members discussed changes to the draft that Laurie will incorporate. We will continue to add/delete/change information in the Master Plan until complete. Items discussed: scan and put the surveys on a thumb drive so we have an electronic copy, additional information on Dawson Lake Park, i.e., history, number of sites, and revenue and consider sources for broad ban grants.

Discussed when to schedule next meeting and decided on September 13, 2017 at 4:30 p.m. Public to be invited through a flyer that Netzow developed. Snacks and refreshments will be provided by the Planning Commission members. Fleming volunteered to hand out flyers at the Mansfield Picnic over Labor Day weekend. Also discussed follow up postcards.

Board Privilege: Discussed availability of members for next quarterly meeting. It was suggested that if a member cannot attend in person, they could call in. No meeting scheduled at this time.

Adjournment: A motion made by Bauwens, and second by Strelecki to adjourn at 6:38 p.m. All in favor. All eyes. Motion carried.

A handwritten signature in cursive script, reading "Deborah Strelecki".

Deborah Strelecki, Secretary
Planning Commission

**SAGOLA TOWNSHIP PLANNING COMMISSION
PO BOX 195
CHANNING, MI 49815**

Received
8/29/17

August 25, 2017

Dear Planning Commission Members:

Sagola Township is in the process of updating our Master Plan since our current Plan was adopted April 1993.

In accordance with Section 39 of the Michigan Planning Enabling Act, Public Act 333 of 2008, MCL 125.3839, this notice is to inform our neighboring local governments, planning entities, and any public utilities and railroad companies of Sagola Township's intent to prepare a new Master Plan.

The Sagola Township Planning Commission welcomes your cooperation and comments on the proposed plan.

We know this is a very complicated procedure since the last time we worked on our Master Plan.

**Thank you,
Sagola Township Planning Commission
Kathy Piasini, Secretary
PO Box 195
Channing, MI 49815**

**Mansfield Township
Planning Commission Meeting Minutes
Special Meeting-Master Plan Development
September 13, 2017, 4:30 P.M.-C.S.T.
Mansfield Township Hall**

The special meeting of the Mansfield Township Planning Commission was called to order by Chairman George Minerick at 4:32 p.m. with the Pledge of Allegiance.

Roll Call: Gail Bauwens, William Fleming, Deborah Strelecki and George Minerick. Also in attendance Pam Minerick, Zoning Administrator and Laurie Netzow, master plan writer.

Absent: None.

Agenda: Master Plan Development


Previous Meeting Minutes: A motion made by Fleming and second by Bauwens to approve the August 29, 2017 special meeting minutes as written. All in favor. Motion carried.

Zoning Administrator's Report: Pam Minerick provided an oral report indicating there are currently eight site inspections which include one new home, storage buildings and additions.

Township Master Plan Development: Chairman, George Minerick turned the meeting over to Laurie Netzow to explain to the audience, of approximately 25 residents, the purpose of the Master Plan and why we need input from the property owners. It was identified that this would be a work session, getting all the audience involved. Split into five work groups to gather input from the attending residents about goals, objectives, strategies and their vision for the township in the next 20 years.

Information was gathered from each group and consolidated. Next meetings scheduled for September 27, 2017 at 6:00 p.m. and October 11, 2017 at 6:00 p.m. Public to be invited through a mailing of postcards.

Adjournment: A motion made by Fleming, and second by Bauwens to adjourn at 6:27 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
Special Meeting-Master Plan Development
September 27, 2017, 6:00 P.M.-C.S.T.
Mansfield Township Hall**

The special meeting of the Mansfield Township Planning Commission was called to order by Chairman George Minerick at 6:03 p.m. with the Pledge of Allegiance.

Roll Call: Gail Bauwens, William Fleming, Jon Stream, Deborah Strelecki and George Minerick. Also in attendance Laurie Netzow, master plan writer/architect.

Absent: None.

Agenda: Master Plan Development

Previous Meeting Minutes: A motion made by Fleming and second by Bauwens to approve the September 13, 2017 special meeting minutes as written. All in favor. Motion carried.

Zoning Administrator's Report: Pam Minerick arrived at 6:18 p.m. had no additional information to report since the last meeting on September 13th.


A motion made by George Minerick and second by Gail Bauwens to nominate Bill Fleming as the Vice Chair of the Planning Commission. All in favor. Motion carried.

Township Master Plan Development: Chairman, George Minerick turned the meeting over to Laurie Netzow, architect of the master plan, to explain to the audience, of approximately 5 residents, the purpose of the Master Plan and why we need input from the property owners. She discussed the Data Book which is the statistical information about the township, the Zoning Map and the actual Master Plan. She explained that the Master Plan is the township's vision for the next five, ten, twenty years. Laurie handed out a copy of the Issues and Ideas that were brainstormed at the September 13th meeting. Much discussion centered on the township lakes, why they are important and how to protect them.

More information and ideas were gathered from this group and will be consolidated with the September 13th meeting Issues and Ideas. Next meeting is scheduled for October 11, 2017 at 6:00 p.m. The Public was invited through a mailing of postcards for both the September 27th and October 11th meetings.

Board Privilege: Bill Fleming discussed putting the summary of the survey results on the township website and said he would e-mail the summary to the township clerk. Fleming also wanted consideration to attend the winter Planning Commission meetings by conference call. This will be discussed at the next meeting. Fleming will also e-mail the bylaws template to the Planning Commission members. George Minerick thanked everyone for coming.

Adjournment: A motion made by Bauwens, and second by Fleming to adjourn at 8:05 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
Special Meeting—Master Plan Development
October 11, 2017, 6:00 P.M. C.D.T.
Mansfield Township Hall**

A special 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: Present: Gail Bauwens, William Fleming, Jon Stream and George Minerick.
Absent: Deb Strelecki and Vicki Bunting. Also present: Pam Minerick, Zoning Administrator and Laurie Netzow, master plan writer/architect plus 5 community members.

Agenda: Master Plan Development

Previous Meeting Minutes: A motion made by Bauwens and seconded by Fleming to approve the September 27, 2017 special meeting minutes as written. All in favor. Motion carried.

Zoning Administrator's Report: Pam Minerick reported that she had submitted a letter of non-compliance and the property owner will file for the necessary permit.

Township Master Plan Development: Chairman, George Minerick turned the meeting over to Laurie Netzow. Netzow noted that the WUPPDR map for Mansfield Township needs to be updated and that the Master Plan is only as good as its vision, objectives, goals and strategies. In response to a question from the floor, P. Minerick stated that the Master Plan is non-regulatory and that nothing in the Township would change without approval of the Planning Commission and a vote by the Township Board. Netzow reported on the tourism seminar she attended in Marquette on October 4. Discussion notes attached. The Iron County Chamber of Commerce Alliance held a tourism seminar in September in Iron River. Since Mansfield Township is a paying member, why didn't we know about it?

Questions were raised from the floor about possible restrictions on private windmills and the impact of green zones. Pam Minerick responded that no matter what the Master Plan envisions, changes can only be made through proper zoning channels. There are currently no restrictions on windmills and the Township's set back on lakes is 100 feet.

George Minerick advised that the Planning Commission will need to elect a new chairman in April as he is leaving his position as chairman to fill a seat on the Township Board. Vice-chair, Bill Fleming will chair the next regular meeting, which is set for April 3, 2018 at 6:00 PM

Board Privilege:

Fleming said that progress is being made and getting the survey onto the website and raised the question of attending meetings by phone. Fleming reported that the MSU bylaws were cumbersome and needed further review. Bauwens thanked Laurie for her work on the Master Plan. George was for his 14 years of service on the Planning Commission.

Adjournment: A motion made by Fleming and second by Bauwens to adjourn the meeting at 7:35. Motion Carried

William Fleming, Acting Secretary

Tourism Discussion Notes
October 11, 2017
Planning Commission Meeting

Netzow reported on the tourism seminar she attended in Marquette on October 4 and on some related statistics. In 1920 the Iron County population was 22,207 and in 2015, it was 11,348. Between 2010 and 2015 there was a 400 person drop and between 2000 and 2015 there was a 2,000 person drop. This reflects a population trend in the entire State of Michigan. Yet tourism is high with approx. 1.3 million people visiting Michigan yearly. A discussion ensued about local businesses and tourism. Are people visiting here in Mansfield? Is our economy benefiting from tourism? Do we want the economic development that tourism brings? **Many people want Mansfield Township to stay as it is on the one hand and are concerned about population decline on the other hand.**

The only businesses in Mansfield Township are tourism, agriculture, small businesses, logging, and camps. There are 3 recreational businesses and 2 not-for-profit camps. Do we want a restaurant or gift shop on Rt. 69? The ability to work from home is limited by unreliable internet service in the area. Is this something to be included in the Master plan and for the township to push for? There is no land in Mansfield that has commercial zoning. **Do we want to grow is the big question.**

Netzow stated that tourism goals would need to be linked with adjacent communities. People like to take a vacation and travel from place to place. What do we have to offer travelers in Mansfield?

More money is spent on trail sports every year than on home entertainment. (Added note: In Michigan \$2.4 billion is spent on fishing, \$2.3 billion on hunting and \$1.2 billion on wildlife viewing yearly per DNR.) Tourists fall into 3 main categories; nature based, food based and heritage based. How could these align in Mansfield? Pat Dishaw noted that one year 1,000 people visited the Mansfield Pioneer church.

Millennials like active sports, arts, food and cultural events. Gen X'ers (ages 30-50) are price sensitive and plan travel carefully, Baby Boomers are nature lovers and are exploration hungry.

The population of Mansfield is predominantly retirees. Are we meeting their needs? Mansfield is a great, protected place to live and enjoy all the wonders of the Upper Peninsula. Can we have a big enough vision to attract new residents? **Do we want to?**

We have 2 snowmobile trails: #16 and #18 and a small part of one hiking trail, (the Lake Mary plains pathway around Glidden Lake). The trail around Crotch/Loon Lake is mostly on private land.

We need to develop a Recreation Plan so we can get grants for development. Some ideas mentioned were:

Link with the Regional Bike Trail

Create a Bog Walk boardwalk

Update equipment and facilities at Dawson Lake. Some of the equipment has been replaced.

Re-develop a canoe trail through the Michigamme Reservoir; there are no island campsites there anymore. DNR issue. (Added note: Some WE Energies campsites are on the reservoir.)

A farmer's market with music. People flock to good Farmer's Markets from all over.

Farm tours

The Iron County Heritage trail includes the Mansfield Pioneer Church, but doesn't include much of Mansfield Township on its trail map. There are 2 mines under the Michigamme Reservoir and signs of an old bridge at Deerskin (Site 18). Should we create a heritage trail?

Some people may want private home windmills but do not want windmill farms.

Buffer zones at shorelines are necessary for the health of lakes and streams.

People here like to be alone and for the area not to be crowded. And.....some complain about being too far from services.

(Added summation: Is it possible with a good master plan and a good zoning ordinances to protect both the wild lands and waters and meet the needs of the people? L.F.)

Lynn Fleming