

**Mansfield Township
Planning Commission Meeting Minutes
January 15, 2019 5:30 P.M.-C.S.T.
Mansfield Township Hall**

The special meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:40 p.m. with the Pledge of Allegiance.

Roll Call: Russell Bauwens, John Gilner, Deborah Strelecki and Gail Bauwens Also present Laurie Netzow.

Absent: Jon Stream and Zoning Administrator, Pamela Minerick.

Approval of Agenda: A motion made by Russ Bauwens and second by John Gilner to approve the agenda as amended to change the date of the previous meeting minutes to November 13, 2018. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by John Gilner, and second by Russell Bauwens to approve the November 13, 2018 meeting minutes as written. All in favor. Motion carried.

Zoning Administrator Report: None.

Master Plan Progress: There was discussion at length about the mapping. Strelecki contacted the township assessor, Dulcee Ranta, and she indicated that she can provide maps. She will be at the township meeting on January 16th and bring samples of the different types of maps. The group continued to work on the master plan finishing the first objective and strategies of the Lakes, Streams and Wetlands section. Next meeting is scheduled for February 5, 2019 at 5:30 p.m.

Public Comments: None.

Board Privilege: None.

Adjournment: A motion made by John Gilner and second by Russ Bauwens to adjourn at 7:23 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission

**MANSFIELD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 5, 2019 AT 5:30 P.M. C.S.T.
Mansfield Township Hall – M-69**

The special meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Gauwens at 5:39 p.m. with the Pledge of Allegiance.

Roll Call: Russell Bauwens, Gail Bauwens, Deborah Strelecki and John Gilner.

Absent: Jon Stream.

Approval of Agenda: A motion made by Russ Bauwens and second by Deborah Strelecki to approve the agenda as written. All in favor. Motion carried.

Approval of Previous Meeting Minutes: A motion made by John Gilner and second by Russ Bauwens to approve the minutes of the January 15, 2019 meeting minutes as written. All in favor. Motion carried.

Zoning Administrator's Report: None.

Review Master Plan:

Strelecki reported that at the December Township Board meeting, the township assessor, Dulcee, indicated that she has the ability to run maps with her system. She discussed what is needed with Laurie Netzow and agreed upon a format and that we will use the state standardized colors. The board also approved Laurie Netzow, as a representative of Mansfield Township, to meet with WUPPDR regarding township maps.

Gilner revised some of the objectives in the Lakes, Streams & Wetlands section and gave copies to the commission members. After review and discussion of this section's objectives and strategies, changes were agreed on and the section is considered completed. Gilner will e-mail the changes to Laurie Netzow.

All should be reviewing the Table of Contents for additions/deletions/changes for the next meeting on Tuesday, 2/26/2019 at 5:30 p.m.

Old Business: Discussion regarding the Bible Camps, how they are zoned and who is responsible for making sure they are abiding by the rules.

Public Comment: None

Board Privilege: None

Adjournment: A motion to adjourn by John Gilner at 7:52 p.m. and second by Russ Bauwens. All in favor. Motion carried.


Deborah Strelecki
Planning Commission Secretary

**Mansfield Township
Planning Commission Meeting Minutes
February 26, 2019 - 5:30 P.M.-C.S.T.
Mansfield Township Hall**



The special meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:36 p.m. with the Pledge of Allegiance.

Roll Call: Russell Bauwens, John Gilner, Deborah Strelecki and Gail Bauwens.

Absent: Jon Stream and Zoning Administrator, Pamela Minerick.

Approval of Agenda: A motion made by Russ Bauwens and second by John Gilner to approve the agenda as amended to change the date of the previous meeting minutes to February 5, 2019. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Russ Bauwens, and second by John Gilner to approve the February 5, 2019 meeting minutes as written. All in favor. Motion carried.

Zoning Administrator Report: None.

Master Plan Progress: There was discussion about the recreation sites and information requested by Laurie Netzow via e-mail. Discussion regarding the Table of Contents, sequence of chapters and projections and this information will be forwarded to Laurie Netzow to make the changes in the master plan draft.

Public Comments: None.

Board Privilege: John Gilner provided the definition for "riparian".

Adjournment: A motion made by Gail Bauwens and second by John Gilner to adjourn at 7:45 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
February 26, 2019 - 5:30 P.M.-C.S.T.
Mansfield Township Hall**



Amend

The special meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:36 p.m. with the Pledge of Allegiance.

Roll Call: Russell Bauwens, John Gilner, Deborah Strelecki and Gail Bauwens.

Absent: Jon Stream, Zoning Administrator, Pamela Minerick, ^{Laurie Netzow} ~~Laurie Netzow and Bill Casing~~

Approval of Agenda: A motion made by Russ Bauwens and second by John Gilner to approve the agenda as amended to change the date of the previous meeting minutes to February 5, 2019. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Russ Bauwens, and second by John Gilner to approve the February 5, 2019 meeting minutes as written. All in favor. Motion carried.

Zoning Administrator Report: None.

Master Plan Progress: There was discussion about the recreation sites and information requested by Laurie Netzow via e-mail. Discussion regarding the Table of Contents, sequence of chapters and projections and this information will be forwarded to Laurie Netzow to make the changes in the master plan draft.

Public Comments: None.

Board Privilege: John Gilner provided the definition for "riparian".

Adjournment: A motion made by Gail Bauwens and second by John Gilner to adjourn at 7:45 p.m. All in favor. All ayes. Motion carried.

Deborah Strelecki
Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
March 19, 2019 – 5:30 P.M.-C.S.T.
Mansfield Township Hall**

The special meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:45 p.m. with the Pledge of Allegiance.

Roll Call: Russell Bauwens, John Gilner and Gail Bauwens.

Absent: Jon Stream and Zoning Administrator, Pamela Minerick.

Deb Streliecki

Approval of Agenda: A motion made by John Gilner and second by Russ Bauwens to approve the agenda as written. All in favor. Motion carried.

Previous Meeting Minutes: A motion was not made to approve the minutes for the February 26, 2019 as we did not have them with us

Zoning Administrator Report: None.

Master Plan Progress: We discussed and approved the section for Lakes and Rivers at this time. John Gilner was to send the revisions to Lorie Netzow.

Public Comments: None.

Board Privilege: Next two meetings will be April 16, 2019.

Adjournment: A motion made by Russ Bauwens and second by John Gilner to adjourn at 7:00 p.m. All in favor. All ayes. Motion carried.

Gail Bauwens
Planning Commission

Gail Bauwens

**Mansfield Township
Planning Commission Meeting Minutes
April 16, 2019 – 5:30 P.M.-C.S.T.
Mansfield Township Hall**

The special meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:35 p.m. with the Pledge of Allegiance.

Roll Call: Russell Bauwens, John Gilner, Deborah Strelecki and Gail Bauwens. Also in attendance Laurie Netzow.

Absent: Jon Stream and Zoning Administrator, Pamela Minerick.

Approval of Agenda: A motion made by Deborah Strelecki and second by Russ Bauwens to approve the agenda as written. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Russ Bauwens, and second by John Gilner to approve the February 26, 2019 meeting minutes as amended to take out Laurie Netzow as absent. All in favor. Motion carried. The minutes for the March 19, 2019 meeting will be typed and presented by Gail Bauwens at the May 14, 2019 meeting.


Zoning Administrator Report: None.

Master Plan Progress: The Table of Contents was discussed. Chapter 1 in the table is complete and should read as – Chapter 1 – Introduction – History, Current Land Use, Environment & Natural Features, Housing, Population Characteristics and Demographics, Utilities and Public Services, and Recreation & Tourism. Chapter 2 – Issues & Vision is complete. Gilner provided issues and visions from the Bates Township Plan indicating that he would like us to review for addition to Mansfield's Chapter 2. Discussion became lively and ended with Gilner getting up and indicating that he was leaving. The misunderstanding was Netzow thought that Gilner wanted to replace the entire Chapter 2 (already written) with the Bates Township Issues and Vision. This was not the case, Netzow apologized, Gilner came back to the table and we moved on to creating Chapter 3-Projections. Gilner provided information regarding Recreational Water Use, Population and Land Use Projections to be reviewed at next meeting and left at 7:12 p.m. indicating that he was still frustrated with how much time the process is taking. Discussion continued regarding the fact that when we reviewed the Table of Contents, we were just reviewing the headings and how they should be organized in the table. We were not eliminating any actual sections, just moving them around for flow purposes. It was decided to continue working on the content of each section, not so much on where it is located in the plan. We also discussed the maps portion and how we want to proceed.

Public Comments: None.

Board Privilege: Next two meetings will be May 14, 2019 at 5:30 p.m. Be prepared to discuss the projections section provided by Gilner at this meeting and June 18, 2019 at 5:30 p.m. Strelecki will contact Dulcee, township assessor, regarding the maps and get some suggestions. It was also requested to get the Dawson Lake Park days and hours of operation.

Adjournment: A motion made by Deborah Strelecki and second by Gail Bauwens to adjourn at 7:48 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
May 21, 2019 – 5:30 P.M.-C.S.T.
Mansfield Township Hall**

The first quarter meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:32 p.m. with the Pledge of Allegiance.

Roll Call: Russell Bauwens, Deborah Strelecki and Gail Bauwens.

Absent: John Gilner and Jon Stream.

Also in attendance Zoning Administrator, Pamela Minerick, Laurie Netzow and Bill Fleming.

Approval of Agenda: A motion made by Deborah Strelecki and second by Russ Bauwens to approve the agenda as amended to change the February date to April 16th. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Deborah Strelecki and second by Russ Bauwens to approve the April 16, 2019 as written and the March 19, 2019 minutes as revised to add Deb Strelecki as absent and correct Loric to "Laurie" in the Master Plan Progress paragraph.

Zoning Administrator Report: Two items on Zoning Report which are the fire # pending and a land split. Minerick also reported one site inspection and three applications out, which include the land split.

Master Plan Progress: Meeting date was changed from 5/14 to 5/21 due to John Gilner having an obligation on the 14th. Gail Bauwens, chairperson, has heard from Jon Stream that he will be resigning from the Planning Commission but no letter of resignation as of this meeting. Township Clerk heard from member John Gilner that he is also thinking about resigning, however, no letter of resignation as of this meeting. Township Clerk Art Bloomburg swore in new member John Leutz to the Planning Commission board. We have been short an alternate and John Leutz will fill that position at this time.

Strelecki contacted Dulcee Atherton, Assessor, and she indicated that there is no zoning data in the assessing information for any parcels, only tax data. Until zoning information can be entered, she is not able to help with the maps. Moving on to the Master Plan it was decided, to take out the word "littorial" in the Lakes, Streams and Wetlands section and just use the word "riparian" due to redundancy. This decision is based on reading the definition of littorial. After review of the Bates Master Plan Issues and Visions section, the Planning Commission decided that we do not want to use any of the information in the Mansfield Plan. The issues and visions that have already been worked on and edited in our plan will stay in the Mansfield Plan. The recreational water use, population and land use projections appear to be opinions and currently have no basis in fact. We are required to make projections based on facts so we will research the facts.

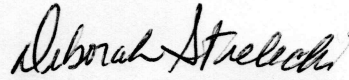
Public Comments: Bill Fleming reminded the commission that the master plan must have a section explaining the criteria for rezonings. Art Bloomburg, Township Clerk, indicated that the members of the Planning Commission must stay focused and complete one section at a time. This focus will eliminate some of the frustration of going back and redoing sections that are already done and insure that the plan is completed soon. He also indicated that over discussing topics is causing the process to take longer than necessary. He is encouraged with the progress and indicated he hopes the Master Plan is completed shortly.

Board Privilege: Next meeting will be June 18, 2019 at 5:30 p.m. Gail Bauwens will look at census information and facts to determine population projections. John Leutz and Russ Bauwens will research facts to

support recreational water use projections. They will get facts from WE Energies, Timberlane Resort, Way Dam Resort and Michi-aho Resort.

Strelecki and Netzow will work on the maps by reviewing the zoning minutes from 1983 to the present to make sure all the changes have been added to the maps. They scheduled 5/28 and 5/29 at 8:00 a.m. to meet at the hall and complete this task. Fleming provided revisions to the Introduction and Goal, Lakes, Streams and Wetlands and Chapter 4 sections. These are to be reviewed by the Planning Commission members and we will make a decision at the next meeting. All members are to read, edit, add/delete the information on pages 21 – 23. Strelecki will review, edit, add/delete the data in the Quality of Life, Capital Development and Beautification sections. Everyone needs to be prepared with their assignments and have reviewed pages 21-23 and the revisions from Fleming so we can move through the process quickly.

Adjournment: A motion made by Russ Bauwens and second by Deborah Strelecki to adjourn at 7:11 p.m. All in favor. All ayes. Motion carried.



Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
June 18, 2019 – 5:30 P.M.-C.S.T.
Mansfield Township Hall**

The first quarter meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:36 p.m. with the Pledge of Allegiance.

Roll Call: Russell Bauwens, John Leutz, Deborah Strelecki and Gail Bauwens.

Absent: John Gilner and Jon Stream.

Also in attendance Zoning Administrator, Pamela Minerick, Laurie Netzow and Bill Fleming.

Approval of Agenda: A motion made by Deborah Strelecki and second by Gail Bauwens to approve the agenda as written. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Deborah Strelecki and second by John Leutz to approve the May 21, 2019 as written. All in favor. Motion carried.


Zoning Administrator Report: Pam Minerick indicated that there are two items that need to be addressed in the Zoning Ordinances which are windmills and RV's being used as primary living space.

Master Plan Progress: Gail Bauwens and Laurie Netzow developed a chart with population changes over time, based on census information, which will be used on page 9 of the Master Plan. Russ Bauwens and John Leutz both received information from WE Energies that over the past 5 years there has been no increase in usage at their sites, basically flat. MichiAho and Way Dam Resorts indicate that watercraft usage is flat or down. The Quality of Life and Economic Development sections of the Master Plan were edited and are now complete. See attached.

Public Comments: Bill Fleming will look for re-zone criteria and contact QPAD.

Board Privilege: Next meeting will be July 16, 2019 at 5:00 p.m.

Adjournment: A motion made by Russ Bauwens and second by John Leutz to adjourn at 7:05 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission

Revised 7/16/2019

**Mansfield Township
Planning Commission Meeting Minutes
July 16, 2019 – 5:00 P.M.-C.S.T.
Mansfield Township Hall**

The second quarter meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:05 p.m. with the Pledge of Allegiance.

Roll Call: Russell Bauwens, John Leutz, Deborah Strelecki and Gail Bauwens.

Absent: John Gilner and Jon Stream.

Also in attendance Zoning Administrator, Pamela Minerick, Laurie Netzow and Bill Fleming.

Approval of Agenda: A motion made by Russ Bauwens and second by Gail Bauwens to approve the agenda as amended to include Re-zone in section #7-Review Master Plan. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Deborah Strelecki and second by Russ Bauwens to approve the June 18, 2019 minutes as amended to change WE Energies from 20 years to 5 years. All in favor. Motion carried.

Zoning Administrator Report: Pam Minerick indicated that in July there were three land splits approved and one storage building.


Gail Bauwens received a resignation letter from Jon Stream. Pam will e-mail Jon Stream regarding his role on the Board of Appeals. No resignation letter from John Gilner, but he did give Russell Bauwens the Citizen Planner educational material that belonged to Bill Fleming and Russ indicated he felt it is John Gilner's intent to resign. If that is his intention, Gail will e-mail John Gilner for a resignation via e-mail.

Master Plan Progress: Bill Fleming contacted WUPPDR regarding the contact person for assistance with maps. Brad is no longer in that position. Laurie Netzow will contact Deb Strelecki with the name of the new person and we will try to set something up to discuss the map needs for the Master Plan. Bill Fleming provided re-zone samples for us to review. He also provided the "5 Basic Contents of a Zoning Plan" from the Michigan Planning Guidebook (Dec.2017). The commission has already been working on these or they are in the Zoning Ordinances so they have to be abbreviated and added to the Master Plan

Public Comments: None.

Board Privilege: Next meeting will be July 31, 2019 at 5:00 p.m. and August 20, 2019 at 5:00 p.m. We will come prepared to discuss the maps, re-zone and finalize Capital Development and Beautification. Any changes that members would like to send to Laurie before the next meeting are welcome.

Adjournment: A motion made by Russ Bauwens and second by Deb Strelecki to adjourn at 6:17 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
July 31, 2019 – 5:00 P.M.-C.S.T.
Mansfield Township Hall**

The meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:00 p.m. with the Pledge of Allegiance.

Roll Call: John Leutz, Rose Poynter, Russell Bauwens, Deborah Strelecki and Gail Bauwens.

Absent: John Gilner.

Also in attendance Laurie Netzow and Bill Fleming.

Approval of Agenda: A motion made by Russ Bauwens and second by John Leutz to approve the agenda as written. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Russ Bauwens and second by John Leutz to approve the July 16, 2019 minutes as written.

Zoning Administrator Report: Pam Minerick provided a written report and indicated that in July there were three land splits approved and one storage building.

Rose Poynter volunteered to become a member of the Planning Commission. All members approved her appointment to the Planning Commission. Gail has not yet received a resignation letter from John Gilner.

Master Plan Progress: Discussion regarding the zoning plan which is a part of the Master Plan. Fleming indicated that there are two Michigan townships that have very good zoning plans within their Master Plan and suggested that we get permission to use some of their information in Mansfield's plan. Strelecki will contact both Superior Township and Glen Arbor Township to obtain permissions.

- The commission reviewed the Communication section and determined it is now complete.
- The Economic Development section's third objective was edited as follows: "Establish commercial development while maintaining rural character of Mansfield Township." and this section is complete.
- Capital Development section had one edit in the goal to put "Mansfield" in front of playground and make playground plural "playgrounds" and this section is complete.
- Beautification section had several edits including in the first objective to replace "Implement" with "Enforce" and in same sentence add "and collect fines" after the word ordinances. In third strategy after Encourage add "collaboration with other townships for all types of recycling" deleting metal recycling. At the end of the fourth strategy add "for trash bag collections system". Add fifth strategy "Utilize Iron County Hazardous Waste facility and include the location and information about the facility on the Mansfield Township website." With these edits/deletions/additions this section is complete.

July 31, 2019

- On page 6 of the Master Plan discussion regarding order of the information should be as follows: Current Land Use, then add Mansfield Township Land Uses from the zoning ordinances book, then the Zoning districts and finally add the matrix developed by Bill Fleming.

Public Comments: None.

Board Privilege: Next meeting will be August 20, 2019 at 5:00 p.m.

Adjournment: A motion made by John Leutz and second by Russ Bauwens to adjourn at 6:34 p.m. All in favor. All ayes. Motion carried.

Deborah Strelecki
Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
July 31, 2019 – 5:00 P.M.-C.S.T.
Mansfield Township Hall**

The meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:00 p.m. with the Pledge of Allegiance.

Roll Call: John Leutz, Rose Poynter, Russell Bauwens, Deborah Strelecki and Gail Bauwens.

Absent: John Gilner.

~~delete~~
~~Also in attendance Zoning Administrator, Pamela Minerick,~~ Laurie Netzow and Bill Fleming.
OK

Approval of Agenda: A motion made by Russ Bauwens and second by John Leutz to approve the agenda as written. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Russ Bauwens and second by John Leutz to approve the July 16, 2019 minutes as written.

Zoning Administrator Report: Pam Minerick provided a written report and indicated that in July there were three land splits approved and one storage building.

Rose Poynter volunteered to become a member of the Planning Commission. All members approved her appointment to the Planning Commission. Gail has not yet received a resignation letter from John Gilner.

Master Plan Progress: Discussion regarding the zoning plan which is a part of the Master Plan. Fleming indicated that there are two Michigan townships that have very good zoning plans within their Master Plan and suggested that we get permission to use some of their information in Mansfield's plan. Strelecki will contact both Superior Township and Glen Arbor Township to obtain permissions.

- The commission reviewed the Communication section and determined it is now complete.
- The Economic Development section's third objective was edited as follows: "Establish commercial development while maintaining rural character of Mansfield Township." and this section is complete.
- Capital Development section had one edit in the goal to put "Mansfield" in front of playground and make playground plural "playgrounds" and this section is complete.
- Beautification section had several edits including in the first objective to replace "Implement" with "Enforce" and in same sentence add "and collect fines" after the word ordinances. In third strategy after Encourage add "collaboration with other townships for all types of recycling" deleting metal recycling. At the end of the fourth strategy add "for trash bag collections system". Add fifth strategy "Utilize Iron County Hazardous Waste facility and include the location and information about the facility on the Mansfield Township website." With these edits/deletions/additions this section is complete.
- On page 6 of the Master Plan discussion regarding order of the information should be as follows: Current Land Use, then add Mansfield Township Land Uses from the zoning ordinances book, then the Zoning districts and finally add the matrix developed by Bill Fleming.

July 31, 2019

Public Comments: None.

Board Privilege: Next meeting will be August 20, 2019 at 5:00 p.m.

Adjournment: A motion made by John Leutz and second by Russ Bauwens to adjourn at 6:34 p.m.
All in favor. All ayes. Motion carried.

Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
August 20, 2019 – 5:00 P.M.-C.S.T.
Mansfield Township Hall**

The meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 5:12 p.m. with the Pledge of Allegiance.

Roll Call: John Leutz, Rose Poynter, Russell Bauwens, Deborah Strelecki and Gail Bauwens.

Absent: John Gilner.

Also in attendance Zoning Administrator, Pamela Minerick and Laurie Netzow.

Approval of Agenda: A motion made by Russ Bauwens and second by John Leutz to approve the agenda as written. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by John Leutz and second by Gail Bauwens to approve the July 31, 2019 minutes as amended to delete "Also in attendance Zoning Administrator, Pamela Minerick". All in favor. Motion carried.

Zoning Administrator Report: Pam Minerick provided a written report and wanted to discuss a land split request for Phillip Minerick, parcel #5 on Lake Ellen. Pam provided a drawing from Phillip Minerick indicating how he wants to split his land into 5 parcels but is only looking for approval of lot #5 at this time. After receiving input from the Planning Commission, Pam decided to request additional information regarding all of the lots.

Rose Poynter agreed to be on the Board of Appeals as long as she receives training.

Master Plan Progress: Discussion took place regarding some changes that need to be reviewed in the zoning ordinances book. We do not want to lose sight of the following:

- In section #500 it mentions section #402, there is no section #402.
- Review keyholing and include the changes that Bill Fleming made and were approved by the Planning Commission several years ago.
- Review pages #8 and #9.
- We need a lot size for possible future commercial lots.
- Review height, placement, floor space and setback regulations for future commercial buildings.

Strelecki contacted both Glen Arbor and Superior Townships to obtain permission to use part or all of their zoning plans to be included in our Master Plan. Superior Township approved use of any/all of their Master Plan. Netzow will add the approval received from Superior Township to our Master Plan Addendum. Strelecki did not hear back from Glen Arbor yet. Strelecki also contacted WUPPDR regarding the maps and was told that they charge \$40.00 per hour and suggested that the Planning Commission request Board approval for a certain number of hours and a certain dollar amount so we can proceed.

A motion made by John Leutz and second by Deb Strelecki to request the Township Board to approve 15 hours at \$40.00 per hour not to exceed \$600.00. All in favor. Opposed none. Motion carried.

Mansfield Township

Planning Commission Meeting Minutes

August 20, 2019 - 5:00 P.M.-C.S.T.

Mansfield Township Hall

Planning Commission Mtg.

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8-20-2019

The meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Poynter with the Pledge of Allegiance.

Public Comments: None.

Board Privilege: A motion made by Deb Strelecki and second by Gail Bauwens to nominate Rose Poynter for the Zoning Board of Appeals as discussed. All in favor. Opposed none. Motion carried. Next Planning Commission meeting will be September 17, 2019 at 5:00 p.m.

Adjournment: A motion made by Russ Bauwens and second by John Leutz to adjourn at 6:55 p.m. All in favor. All eyes. Motion carried.



Deborah Strelecki, Secretary
Planning Commission

Previous Meeting Minutes: A motion made by Gail Bauwens to approve the July 11, 2019 minutes as read by Chairperson Gail Poynter. All in favor. Motion carried.

Zoning Administrator: Working with Phil Minsick provided a written report and wanted to discuss a land split request for 2000 sq. ft. on Lake Ellen. Phil provided a drawing from Phil Minsick indicating how the lot could be split into 2 parcels but is only looking for approval of lot 15 at this time. After receiving input from the Planning Commission, Phil declined to require additional information regarding all of the lots.

Rose Poynter agreed to be on the Board of Appeals as long as she receives training.

Master Plan Progress: Discussion took place regarding some changes that need to be reviewed in the zoning ordinance book. We do not want to lose sight of the following:

- In section #500 it mentions section #402, there is no section #402.
- Review keyholing and include the changes that Bill Fleming made and were approved by the Planning Commission several years ago.
- Review pages #6 and #9.
- We need a 1-1 size for possible future commercial lots.
- Review height, placement, floor space and setback regulations for future commercial buildings.

Strelecki contacted both Glen Arber and Superior Townships to obtain permission to use part or all of their zoning plans to be included in our Master Plan. Superior Township approved use of any/all of their Master Plan. Netrow will add the approval received from Superior Township to our Master Plan Addendum. Strelecki did not hear back from Glen Arber yet. Strelecki also contacted WUPPDR regarding the maps and was told that they charge \$40.00 per hour and suggested that the Planning Commission request Board approval for a certain number of hours and a certain dollar amount so we can proceed.

A motion made by John Leutz and second by Deb Strelecki to request the Township Board to approve 15 hours at \$40.00 per hour not to exceed \$600.00. All in favor. Opposed none. Motion carried.

**Mansfield Township
Planning Commission Meeting Minutes
September 18, 2019 – 4:30 p.m.-C.S.T.
Mansfield Township Hall**

The meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 4:36 p.m. with the Pledge of Allegiance.

Roll Call: John Leutz, Rose Poynter, Russell Bauwens, Deborah Strelecki and Gail Bauwens.

Absent: John Gilner.

Also in attendance Zoning Administrator, Pamela Minerick and Laurie Netzow.

Approval of Agenda: A motion made by Russ Bauwens and second by John Leutz to approve the agenda as amended to change #5 to August 20, 2019. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Russ Bauwens and second by Deb Strelecki to approve the August 20, 2019 minutes as written. All in favor. Motion carried.

Zoning Administrator Report: Pam Minerick provided a written report there were no additional comments.

Master Plan Progress: Discussion took place regarding WUPPDR and waiting for a call from them and the issue of private roads in Mansfield. Strelecki will follow up with WUPPDR and Russ Bauwens will research private roads with the Road Commission and 911. Tiny homes were discussed and Minerick want it noted that we don't forget tiny homes in our zoning ordinances book.

Strelecki has not been contacted by Glen Arbor Township regarding permission to use some of their master plan information so we will be using Superior Township master plan information only. Strelecki informed the Planning Commission that she spoke with John Gilner and he said he will not be resigning at this time. He can be the alternate and would like to work on the zoning ordinances in the future. Gilner indicated he does not want to work on the Master Plan.

Public Comments: None.

Board Privilege: Next Planning Commission meeting will be Wednesday, October 16, 2019 at 4:30 p.m. No additional comments from the board.

Adjournment: A motion made by Russ Bauwens and second by John Leutz to adjourn at 5:25 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
October 16, 2019 – 4:30 p.m.-C.S.T.
Mansfield Township Hall**

The meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 4:39 p.m. with the Pledge of Allegiance.

Roll Call: John Leutz, Rose Poynter, Russell Bauwens, Deborah Strelecki and Gail Bauwens.

Absent: Zoning Administrator Pam Minerick and alternate John Gilner.

Also in attendance Laurie Netzow arrived at 4:49 p.m.

Approval of Agenda: A motion made by Deb Strelecki and second by John Leutz to approve the agenda as written. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by John Leutz and second by Russ Bauwens to approve the September 18, 2019 minutes as written. All in favor. Motion carried.

Zoning Administrator Report: No report.

Master Plan Progress: Discussion took place regarding WUPPDR and still waiting for a call from them. Iron County Commissioner, Tim Aho, sent an e-mail on behalf of Mansfield and is waiting for a response. Russ Bauwens researched private roads and provided an accurate list of private roads. Discussion regarding how to present information in the Master Plan as we still think there are a few unknown private roads, so a general statement indicating this will be notated. For next meeting members will continue to look for typo's and edits. Strelecki will write an introduction for the Zoning Plan section which will include a brief history of zoning in Mansfield. A final list of what needs to be completed will also be provided at the next meeting. Laurie Netzow is looking for pictures of the Michigamee Reservoir, some rural community pictures and we are trying to get finished maps of our zoned areas, a location map where Mansfield is located in Iron County and a future map.

Public Comments: Keep up the good work.

Board Privilege: Next Planning Commission meeting will be Wednesday, November 20, 2019 at 4:30 p.m. No additional comments from the board.

Adjournment: A motion made by Russ Bauwens and second by John Leutz to adjourn at 5:34 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
November 20, 2019 – 4:30 p.m.-C.S.T.
Mansfield Township Hall**

The meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 4:32 p.m. with the Pledge of Allegiance.

Roll Call: John Leutz, Russell Bauwens, Deborah Strelecki and Gail Bauwens.

Absent: Rose Poynter.

Also in attendance Zoning Administrator Pam Minerick and Laurie Netzow.

Approval of Agenda: A motion made by Deb Strelecki and second by Russ Bauwens to approve the agenda as written. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Deb Strelecki and second by John Leutz to approve the October 16, 2019 minutes as written. All in favor. Motion carried.

Zoning Administrator Report: Written report submitted by the Zoning Administrator. Pam Minerick also indicated that the Phillip Minerick split, previously denied requesting more information, has now been approved on Lake Ellen. Pam Minerick also asked the Commission to start reading the Zoning Ordinance book to question what we don't understand, so it can be clarified.

Master Plan Progress: Leutz , R.Bauwens and G.Bauwens continued to review the Master Plan and gave edits to Netzow. Strelecki wrote the History of Mansfield Zoning which is the introduction to the Zoning Plan section of the Master Plan. All members reviewed, several edits and approved the history to be added to the master plan. Strelecki contacted Jerald at WUPPDR. He asked Steve Rouser, GIS Specialist to work with us on the maps. A copy of Steve's e-mail was provided to commission members, in which he indicated that he is our contact and what he needs to get the maps completed. Strelecki brought a copy of the Michigan Standardized Land Use and other Thematic Map Colors provided by Laurie Netzow in e-mail. The Mansfield maps were reviewed for accuracy. All changes had been made and the colors were accurate. Netzow will e-mail the maps to Strelecki so they can be forwarded to WUPPDR. The maps we need are as follows:

- 1) One map, single page, color, Zoning Map of Mansfield.
- 2) Three maps, each map enlarged representing one section of the Township on each page as seen in the zoning ordinance book (like in a plat book).
- 3) Two location maps. One showing Mansfield's location in Iron County and one map showing Mansfield's location in the U.P. If legible, they can both be on one page.
- 4) Future zoning map specifically showing the Hwy M69 business corridor, allowing for potential commercial development.

Public Comments: None.

Board Privilege: Next Planning Commission meeting will be Wednesday, December 18, 2019 at 4:30 p.m. Bring Christmas treats to share. No additional comments from the board.

Adjournment: A motion made by Deb Strelecki and second by John Leutz to adjourn at 5:41 p.m. All in favor. All ayes. Motion carried.



Deborah Strelecki, Secretary
Planning Commission

**Mansfield Township
Planning Commission Meeting Minutes
December 18, 2019 – 4:30 p.m.-C.S.T.
Mansfield Township Hall**

The meeting of the Mansfield Township Planning Commission was called to order by Chairperson Gail Bauwens at 4:37 p.m. with the Pledge of Allegiance.

Roll Call: John Leutz, Russell Bauwens, Rose Poynter, Deborah Strelecki and Gail Bauwens.

Absent: Zoning Administrator Pam Minerick.

Also in attendance Laurie Netzow.

Approval of Agenda: A motion made by Deb Strelecki and second by Russ Bauwens to approve the agenda as written. All in favor. Motion carried.

Previous Meeting Minutes: A motion made by Russ Bauwens and second by John Leutz to approve the November 20, 2019 minutes as written. All in favor. Motion carried.

Zoning Administrator Report: None.

Master Plan Progress: Continued to review the Master Plan Chapter 2 and the Table of Contents. Edits and ideas regarding the future business/commercial corridor on M-69 should be sent to Laurie Netzow by February so she can incorporate into the draft of the Master Plan and it can be reviewed at the March 10th meeting. Ideas should include where on M-69 is ideal, why, the effect on traffic patterns, noise pollution, the number of homes on M-69. Also discussed was the accuracy of the Road Commission mileage of Mansfield Cutoff, and Alto Road. Deb to drive and get information to Laurie Netzow to update the chart.

Public Comments: None.

Board Privilege: Next Planning Commission meeting will be Tuesday, March 10, 2020 at 1:00 p.m. No additional comments from the board.

Adjournment: A motion made by Russ Bauwens and second by John Leutz to adjourn at 5:37 p.m. All in favor. All ayes. Motion carried.


Deborah Strelecki, Secretary
Planning Commission