

Frederic Township Planning Commission
Meeting – 20 May 2019

Members Present: Ron Chappel, Anne Goscicki, Karen Harrison, Lori Johnson and Michele Stanley

Members Absent: Francis Hummel

Also present: Shelley Pinkelman (Zoning Administrator), Bill Johnson (Township Supervisor), Brandon Gabriel (Zoning Enforcement), Denise Cline (NEMCOG-via phone), Dan Bonamie and Thomas Steffen

The meeting was called to order at 10:05 am by Secretary Harrison. Roll-call attendance was taken followed by the Pledge of Allegiance.

Approval of 13 May 2019 Planning Commission Meeting Minutes: A motion was made by Chappel and supported by Goscicki to approve the minutes of the last meeting. The motion carried.

Approval of the Agenda: A motion was made by Johnson and supported by Chappel to approve the agenda with the addition of Public Comment by Tom Steffen. The motion carried.

Public Comments: Public comments were taken before the final review of the proposed zoning ordinances. Thomas Steffen, head of the Power Commission for Frederic Township, wanted to address needs for gas lines and broadband internet along Old US 27. With the vision of the expansion and development of “downtown Frederic”, there is an increase need for electrical power, gas lines and high-speed internet. Mr. Steffen explained that there is a Planning Grant that could be available through MI Connect and the USDA (there could be a match required by the township). Mr. Steffen was seeking the Planning Commission approval to apply for this grant at no cost to Frederic Township.

Motion: A motion was made by Chappel and seconded by Johnson to authorize Mr. Steffen to apply for the MI Connect Grant on behalf of Frederic Township. Motion carried.

Dan Bonamie is interested in the development of “downtown” Frederic and has worked with planning for the city of Grayling. He voiced the opinion that there should be a planned “downtown” walkable area defined to attract new businesses in the village overlay section of the proposed zoning ordinances. This area should be defined in the Master Plan. It was discussed that Manistee Street might be the best choice for this type of area because it is off the main through fare, and there is vacant land with the present township offices on Manistee Street. A defined “downtown” would bring in business, like a bakery, sandwich shop, gift/craft stores, etc. Defining an Industrial area was also discussed to help concentrate power needs and more easily attract upgrades of power needed in Frederic Township to support businesses. The area discussed was Center to Johnson and Mill Street on the west side of Old US 27. The idea of the Professional Planner was brought forward.

Action Item: Denise Cline will explore the MEDC RRC program to see if it is a good fit for the township in terms of the development of a downtown. In addition, the township will include downtown planning into the master planning process with public involvement.

Old Business:

- 1. Review of Final Proposed Zoning Ordinances:** Denise Cline, of NEMCOG, joined the meeting via phone connection. She reviewed and sought Planning Commission input on areas of the proposed Zoning Ordinances that have not been covered in previous meetings, such a Billboards, Agricultural Area (dictated by the Right to Farm Act), wireless towers, etc.

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Action Item: Denise will finalize the proposed Zoning Ordinances and provide information on next steps, such as posting for a public meeting, holding the meeting and approval of the Zoning Ordinances.

New Business: Supervisor Johnson and Zoning Administrator Pinkleman brought before the Planning Commission the idea of expanding medical marijuana provisioning centers. Some of the approved grow/processing centers that have been approved or are now running have approached the township in regard to selling at their present places of business, which is outside of the village overlay. Presently there are a maximum of 5 provisioning centers in Frederic Township. Three of those provisioning centers are in the village overlay. To increase revenue to the township, the idea of changing the ordinance to allow 5 business that sell medical marijuana in the village overlay was proposed. Also, it was suggested that the grow/processing centers in the township, are in rural areas, so it could be of advantage to allow unlimited provisioning centers in conjunction with the grow/processing businesses.

Public Comment: See above.

Adjournment: A motion was made by Chappel and supported by Johnson to adjourn the meeting. The meeting was adjourned.

Minutes respectfully submitted by Karen Harrison, Secretary.

Next meeting: not established