

**KINROSS CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING**

**January 14, 2002**

**MEMBERS PRESENT**

Leo Wiley, Chairman  
Al Leonard, Vice Chairman  
Joni Andary, Secretary  
Jodi Cornwell  
Jim Moore  
Sally Childs

**4884 W Curtis St**

**MEMBERS ABSENT**

Richard Donaldson

Also, present Sheila Gaines, Linda Peters, and Woody VanVolkenburg.  
Chairman Wiley called the meeting to order at 7:35.

**#1 MOVED:** by Sally Childs, second by Al Leonard, to accept the December 10, 2001, meeting minutes as presented.

**#2 MOVED:** by Sally Childs, second by Joni Andary, to approve the January 14, 2002, meeting agenda as presented.

**PUBLIC COMMENTS:**

None

**NEW BUSINESS:**

Thomas Chastain owner of Tom Chastain Inc. is purchasing property located at 5049 W M-80 aka building 120. The Zoning Administrator requested combining lots 5 & 6 of the Industrial Air Park Plat T45N R1W Section 31 to be utilized as one (1) lot.

**#3 MOVED:** by Jim Moore, second by Joni Cornwell, to approve "Declaration of Restrictions and Conditions" combining lots 5 & 6 of the Industrial Air Park Plat T45N R1W section 31. Motion carried.

**DISCUSSION:**

- Zoning Administrator explained to the Commission the possible land swap in the Kinross/Kincheloe area.
- Zoning Administrator also requested the Commission read information pertaining to Act #177 regarding "cluster zoning". The Commission will report on the findings at the next regular meeting January 28, 2002.

**CORRESPONDENCE:**

MTA newsletters for December 7, 14, 21, 2001.

---

Joni Andary, Secretary

Minutes taken and typed by Deputy Clerk  
k Gaines



**KINROSS CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING**

**March 11, 2002**

**4884 W Curtis St**

**MEMBERS PRESENT**

Leo Wiley, Chairman  
Al Leonard, Vice Chairman  
Joni Andary, Secretary  
Jodi Cornwell  
Sally Childs  
Richard Donaldson  
Jim Moore

**MEMBERS ABSENT**

Also, present Woody VanVolkenburg.

Chairman Wiley called the meeting to order at 7:30PM.

**#1 MOVED:** by Sally Childs, second by Al Leonard, to accept the January 14, 2002, meeting minutes as presented. Motion carried.

**#2 MOVED:** by Al Leonard, second by Sally Childs, to approve the March 11, 2002, meeting agenda as presented. Motion carried.

**PUBLIC COMMENT:**

None

**NEW BUSINESS:**

**#3 MOVED:** by Sally Childs, second by Al Leonard, to accept site plan for car rental and sales business located at 5324 W M-80 submitted by Frantz A Jensen. Motion carried.

Chairman Wiley informed the Commission the Public Hearing regarding the above matter is scheduled for March 25, 2002 at 7:30PM.

At the December 10, 2001 Commission meeting Rent-A-Wreck requested an amendment to their current lease regarding permission to sell used vehicles at the site. The Commission requested that the owner submit a site plan and other pertinent information. As of this date nothing further has been received from Rent-A-Wreck, the following motion was made.

**#4 MOVED:** by Joni Andary, second by Sally Childs, to deny Rent-A-Wrecks request due to lack of additional information requested by the Commission at the December 10, 2001, meeting. Motion carried.

**DISCUSSION ITEMS:**

- Cluster Zoning Criteria
- Dredging of Kinross Lake
- Windmills
- Water & Sewer Ordinance

**CORRESPONDENCE:**

Woody VanVolkenburg- Dangerous Building Violation (KMC site)

DEQ

Mika Meyers Beckett & Jones – Municipal Liability for sewer backups

Dyke Justin – Regarding Reid Quarry

MTA News

The meeting adjourned at 9:00PM.

---

Joni Andary, Secretary

**KINROSS CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARING**

**March 25, 2002**

**4884 W Curtis St**

**MEMBERS PRESENT**

Al Leonard, Vice Chairman  
Richard Donaldson  
Jim Moore

**MEMBERS ABSENT**

Leo Wiley, Chairman  
Joni Andary, Secretary  
Jodi Cornwell  
Sally Childs

Also, present Woody VanVolkenburg and Sheila Gaines.  
Attendance 9

No quorum present Vice Chairman Leonard postponed the Public Hearing/regular meeting until April 8, 2002.

**KINROSS CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARING**

**April 22, 2002**

**4884 W Curtis St**

**MEMBERS PRESENT**

Leo Wiley, Chairman  
Joni Andary, Secretary  
Jodi Cornwell  
Jim Moore  
Sally Childs  
Richard Donaldson

**MEMBERS ABSENT**

Al Leonard, Vice Chairman

Also, present Woody VanVolkenburg and Sheila Gaines.  
Attendance 15

Chairman Wiley called the meeting to order at 7:30PM.

**#1 MOVED:** by Joni Andary, second by Sally Childs, to approve the April 22, 2002 meeting agenda as presented. Motion carried.

**NEW BUSINESS:**

The township has leased the old laundromat at 16768 South Armstrong Loop. The renter is requesting a change of use on the building. The building will no longer be utilized as a Laundromat but will be used as office space for web design, art and gift sales. Site plan attached.

**#2 MOVED:** by Sally Childs, second by Richard Donaldson, to approve the reuse of building located at 16768 South Armstrong Loop. Use changed from a Laundromat to office space for web design, art and gift sales. Motion carried.

Frantz Jensen requested an addendum to EUP Car Rental site plan. The parking area he had originally planned is not available. Further discussion between Franz Jensen and the Commission resulted in postponing the public hearing due to lack of information from the County EDC, property owners and the Stain Brothers, building owners. Franz Jensen owner and operator of EUP Car Rental agreed to the postponement of hearing until after the effected parties have met and come to some agreement. General discussion was held on the special use permit. Chairman Wiley requested tabling discussion on the issue and requested Woody VanVolkenburg keep the Commission updated on the details.

**DISCUSSION:**

Woody VanVolkenburg updated the Commission on the following:

- Cemetery Ordinance is completed and the township board will schedule a public hearing. Pension Plan ordinance is almost complete.
- Sign ordinance is being reviewed.
- The Master Plan will need reviewing within the next year for possible amendments and updates.
- The township board has given Woody the ok to proceed with investigating location of windmills in Kinross Township.
- Kinross lake dredging is still being looked at as well as land exchange with DNR and possible need for expanding residential/commercial district to incorporate those areas.

The meeting adjourned at 8:55PM.

---

Joni Andary, Secretary

**KINROSS CHARTER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING**

**June 10, 2002**

**4884 W Curtis St**

**MEMBERS PRESENT**

Al Leonard, Vice Chair  
Joni Andary, Secretary  
Jodi Cornwell  
Richard Donaldson  
Sally Childs  
Jim Moore

**MEMBERS ABSENT**

Leo Wiley, Chair

Also, present Woody VanVolkenburg

Vice Chair Leonard called the meeting to order at 7:30PM.

**#1 MOVED:** by Sally Childs, second by Jodi Cornwell, to accept the April 22, 2002 meeting minutes as presented. Motion carried.

**#2 MOVED:** by Jim Moore, second by Sally Childs, to approve the June 10, 2002 meeting agenda as written. Motion carried.

**PUBLIC COMMENTS**

None

**NEW BUSINESS**

Resident Dan Sears requested approval to start a general lawn maintenance business from his home.

**#3 MOVED:** by Jim Moore, second by Jodi Cornwell, to approve home business application submitted by Dan Sears owner operator of "Strictly Lawns". Motion carried.

**#4 MOVED:** by Jodi Cornwell, second by Sally Childs, to approve the 2002-2003 regular meeting date schedule as presented. Motion carried.



**DISCUSSION**

Zoning Administrator VanVolkenburg explained zoning concerns regarding setbacks and district changes. At this time, the Commission wants to leave the fifteen-foot setbacks unchanged. Public Hearing will be scheduled for the district changes.

**#5 MOVED:** by Jim Moore, second by Sally Childs, to request Zoning Administrator VanVolkenburg proceed with paper work and schedule public hearing for zoning ordinance amendments.

Lake & Homeowners Association was discussed.

**CORRESPONDENCE**

MTA Open Space Preservation  
April & May weekly MTA News  
April & May Michigan Planner

Meeting adjourned at 8:15.PM.

---

Joni Andary, Secretary

**PLANNING COMMISSION  
REGULAR MEETING**

**July 8, 2002**

**MEMBERS PRESENT**

Leo Wiley, Chairman  
Joni Andary, Secretary  
Jodi Cornwell  
Richard Donaldson  
Sally Childs  
Jim Moore

**4884 W. Curtis St.**

**MEMBERS ABSENT**

Al Leonard, Vice Chairman

Also, present Woody VanVolkenburg

Chairman Wiley called the meeting to order at 7:40PM.

**#1 MOVED:** by Sally Childs, second by Jodi Cornwell, to approve the July 8, 2002 meeting agenda as written. Motion carried.

**#2 MOVED:** by Sally Childs, second by Joni Andary, to accept the June 10, 2002 meeting minutes as presented. Chairman Wiley abstained due to absence. Motion carried.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

**#3 MOVED:** by Jim Moore, second by Sally Childs, to return Reid Contractors Inc quarry application and request Mr. Reid comply with court orders by amending application in regards to hours & years of operation. Motion carried.

**#4 MOVED:** by Jim Moore, second by Jodi Cornwell, to approve Chippewa County Road Commissions quarry application request contingent on receiving letter stating there are no intended changes to the site plan. Motion carried.

**DISCUSSION**

Bound Road rezoning – check with Partridges on possible rezoning and check to see if Meehan has applied for division.

Leo Wiley informed the Commission that he would not be able to attend the August 5, 2002 meeting.

Meeting adjourned.

**CORRESPONDENCE**

June MTA News

---

Joni Andary, Secretary



**PLANNING COMMISSION  
REGULAR MEETING**

**August 12, 2002**

**MEMBERS PRESENT**

Al Leonard, Vice Chair  
Jodi Cornwell  
Richard Donaldson  
Jim Moore

**4884 W Curtis St**

**MEMBERS ABSENT**

Leo Wiley, Chairman  
Joni Andary, Secretary  
Sally Childs

Also, present Woody VanVolkenburg, Sheila Gaines, and Linda Peters  
Attendance: 12

In the absence of Chairman Wiley Vice Chairman Leonard called the meeting to order at 7:35PM.

**#1 MOVED:** by Jodi Cornwell, second by Richard Donaldson, to accept the July 8, 2002 meeting minutes as presented. Motion carried.

**#2 MOVED:** by Richard Donaldson, second by Jodi Cornwell, to approve the August 12, 2002 meeting agenda as written. Motion carried.

**PUBLIC COMMENT**

NONE

**NEW BUSINESS**

Commission Members reviewed Parking Ordinance 1.127 no discrepancies were found and requested the Zoning Administrator move forward with the Public Hearing process.

Eric and Regina Kemp owners of approximately two acres of land on Lakeview Road requested approval to raise farm animals for agriculture purposes. Commission Members concerns were the surrounding residents. Regina Kemp stated that the surrounding residents were advised and that should any problems occur they would discontinue.

**#3 MOVED:** by Jim Moore, second by Richard Donaldson, to approve the Kemp families request as proposed via letter dated July 20, 02 to use property to raise farm animals for agriculture purposes. Motion carried.

Term of offices for Leo Wiley, Al Leonard, and Joni Andary have expired the Commission requests Township Board approval to reappoint members for an additional three years.

The Township Board at the August 5, 2002, meeting requested the Commission to do a secondary review on rezoning a portion of section 25 due to opposition of the Beaudry family. Beaudry family members present for the meeting expressed concerns regarding the rezoning. After a lengthy discussion Commission members requested that Zoning Administrator VanVolkenburg look into rezoning a different portion to accommodate the Beaudry family as well as Great Lake Electrical who purchased property for commercial purposes. Findings will be discussed at the next regular meeting.

Quarry owner Art Reid submitted letter as requested by the Commission on July 8, 2002 with regards to court order.  
Chippewa County Road Commission submitted a letter as requested by the Commission on July 8, 2002 with regards to intended changes to the site plan if any.

**CORRESPONDENCE**

Wellhead Protection  
MTA July & August news  
Township Use Variances  
Township Planning Act  
Open Space Preservation  
June & July Michigan Planner

The meeting adjourned at 9:00PM.

---

Joni Andary, Secretary

**PLANNING COMMISSION  
REGULAR MEETING**

**September 9, 2002**

**4884 W. Curtis St.**

**MEMBERS PRESENT**

Leo Wiley, Chairman  
Al Leonard, Vice Chairman  
Joni Andary, Secretary  
Richard Donaldson  
Jim Moore

**MEMBERS ABSENT**

Jodi Cornwell  
Sally Childs

Also, present Woody VanVolkenburg, and Kendra Mahar.  
Attendance: 15

Chairman Wiley called the meeting to order at 7:30PM.

**#1 MOVED:** by Richard Donaldson, second by Al Leonard, to accept the August 12, 2002 meeting minutes as presented. Joni Andary abstains due to absence. Motion carried.

**#2 MOVED:** by Joni Andary, second by Richard Donaldson, to approve the September 9, 2002 meeting agenda. Motion carried.

**PUBLIC COMMENTS**

None

**NEW BUSINESS**

Discussion held with regards to the Theater lease Royal Treasures Auction Haus site plan includes outside storage. Commission members are concerned with this. Owners explained that large items to be auctioned would be brought in through the week and removed the same day of sales. Commission members were also concerned about the day the auctions would take place since there is a Church located next to them. Owner's state auctions will take place on Tuesdays and should not interfere with the operations of the Church. Property Manager Peters stated that the above concerns will be outlined in the lease agreement.

**#3 MOVED:** by Al Leonard, second by Richard Donaldson, to approve reuse request and site plan as presented by Royal Treasures Auction Haus. Motion carried.

Sibblads Sales & Services presented a site plan for expansion of existing building for storage.

**#4 MOVED:** by Al Leonard, second by Jim Moore, to approve site plan as presented by Sibblads Sales & Services. Motion carried.

**#5 MOVED:** by Jim Moore, second by Richard Donaldson, to approve Anderson Tackman site plan for M-80 & Riley as presented. Motion carried.

**#6 MOVED:** by Jim Moore, second by Al Leonard, to approve the Mathews lot split Resolution as presented. Upon roll call vote all members present voted yes. RESOLUTION declared carried.

**#7 MOVED:** by Al Leonard, second by Jim Moore, to approve Wallace Bennett's Home Occupation request as presented in application. Motion carried.

**#8 MOVED:** by Richard Donaldson, second by Jim Moore, to approve William Oberle's Special use Application with one condition - that all materials excavated will be used on site. Motion carried.

Meeting adjourned at 8:00PM.

---

Joni Andary, Secretary

**PLANNING COMMISSION  
REGULAR MEETING**

**October 14, 2002**

**4884 W. Curtis St.**

**MEMBERS PRESENT**

Leo Wiley, Chairman  
Al Leonard, Vice Chairman  
Joni Andary, Secretary  
Richard Donaldson  
Jim Moore  
Jodi Cornwell  
Sally Childs

**MEMBERS ABSENT**

Also, present Woody VanVolkenburg and Sheila Gaines.

Attendance: 4

Chairman Wiley called the meeting to order at 7:35PM.

**#1 MOVED:** by Sally Childs, second by Al Leonard, to accept the September 9, 2002 meeting minutes as presented. Jodi Cornwell abstains due to absence. Motion carried.

**#2 MOVED:** by Joni Andary, second by Sally Childs, to approve the October 14, 2002 meeting agenda as written. Motion carried.

**PUBLIC COMMENTS:**

- Woody VanVolkenburg notified the Commission that the Township Board will hold Public Hearings on November 18, 2002 for Parking, Pension, and Zoning amendment ordinances.
- Sign Ordinance, Wake Ordinance repeal and Telecommunications Ordinances are in the process of updates.

**NEW BUSINESS:**

Jack Patten of 52 Cedar Grove Drive requested permission to open a Gunsmith business in his home. No selling or producing of ammunitions will occur. Commission Members asked that when he receives his firearms license to submit a copy to the township.

**#3 MOVED:** by Sally Childs, second by Al Leonard, to approve Jack Patten's Home Business Application requesting to open a Gunsmith business. Motion carried.



**#4 MOVED:** by Sally Childs, second by Jim Moore, to approve Frantz Jensen's Change of Use request to open a car rental business located at 4857 W. M-80 and schedule a Public Hearing on November 25, 2002 with regards to his Special Use Permit to sell vehicles. Motion carried.

A lengthy discussion was held on the Thompson Quarry Application request.

**#5 MOVED:** by Sally Childs, second by Jim Moore, to deny the Thompson Quarry Application request because the application did not contain a letter from the DEQ and does not meet the Quarry Ordinance requirements. Motion carried.

**#6 MOVED:** by Jim Moore, second by Jodi Cornwell, to submit budget the same as last years. Motion carried.

**DISCUSSION:**

Verbal request received by Woody VanVolkenburg from Eva Hassett regarding rezoning the remainder of her property in section #25. Commission Members will proceed with request when Eva submits request in writing.

**CORRESPONDENCE:**

Thompson Junkyard license renewal  
A & L Metal Salvage yard license renewal  
Compliance with P.A. 263 of 2001 requirements  
September MTA News and Planner

The meeting adjourned at 8:25PM.

---

Joni Andary, Secretary

**PLANNING COMMISSION  
REGULAR MEETING**

**October 28, 2002**

**4884 W. Curtis St.**

**MEMBERS PRESENT**

Leo Wiley, Chairman  
Al Leonard, Vice Chairman  
Joni Andary, Secretary  
Richard Donaldson  
Jodi Cornwell  
Jim Moore

**MEMBERS ABSENT**

Sally Childs

Also, present Woody VanVolkenburg

Chairman Wiley called the meeting to order at 7:30PM.

**#1 MOVED:** by Al Leonard, second by Jodi Cornwell, to accept the October 14, 2002 meeting minutes as presented. Motion carried.

**#2 MOVED:** by Jodi Cornwell, second by Al Leonard, to accept the October 28, 2002 meeting agenda as presented. Motion carried.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

Change of use plan submitted for the Tone Road Lions Club. Darren and Gabriele Lever has purchased the building and are planning to open a small repair/rental business.

**#3 MOVED:** by Jim Moore, second by Joni Andary, to approve Darren and Gabriel Lever's request to change the use of Tone Road Lions Club to a small repair/rental business "Darren's Prop Shop/Lake Superior Converters". Motion carried.

The Commission received notification from Frantz Jensen requesting the cancellation of Special Use Permit, Public Hearing scheduled for November 25, 2002.

Discussion was held on Telecommunications Ordinance.

**CORRESPONDENCE**

October MTA News

The meeting adjourned at 8:00PM.

---

Joni Andary, Secretary



**PLANNING COMMISSION  
REGULAR MEETING**

**December 9, 2002**

**4884 W. Curtis St**

**MEMBERS PRESENT**

Leo Wiley, Chairman  
Al Leonard, Vice Chairman  
Richard Donaldson  
Jodi Cornwell

**MEMBERS ABSENT**

Joni Andary, Secretary  
Sally Childs  
Jim Moore

Also, present Woody VanVolkenburg.

Chairman Wiley called the meeting to order at 7:43PM.

**#1 MOVED:** by Richard Donaldson, second by Al Leonard, to accept the October 28, 2002 meeting minutes as presented. Motion carried.

**#2 MOVED:** by Richard Donaldson, second by Al Leonard, to accept the December 9, 2002 meeting agenda as presented. Motion carried.

**PUBLIC COMMENTS**

None

**NEW BUSINESS**

On October 14, 2002 Frantz Jensen submitted a Change of Use request to open a car rental business at 4857 West M-80 and also requested a Special Use Permit for car sales. The Commission scheduled a Public Hearing for November 25, 2002. On October 28, 2002 Mr. Jensen requested the Public Hearing be canceled due to the inability to negotiate terms with the property owner. On December 4, 2002 Mr. Jensen again submitted correspondence stating a lease agreement had been negotiated with the property owner. He requested that the Commission Re-instate Special Use Permit and schedule a Public Hearing. Chairman Wiley agreed to schedule a Public Hearing for January 13, 2003.

**DISCUSSION**

Zoning Administrator VanVolkenburg requested the Commission consider looking into reducing commercial lot sizes where water & sewer is available and allow clustering based on total square footage of lot – similar to a planned unit development. No action taken at this time.

The meeting adjourned at 8:02PM.

**CORRESPONDENCE**

November 2002 MTA News  
November 2002 Planner

---

Joni Andary, Secretary

