

CHARTER TOWNSHIP OF PORTSMOUTH
PLANNING COMMISSION
FEBRUARY 8, 2024 – REGULAR MEETING

The Charter Township of Portsmouth Planning Commission held their regular scheduled meeting on Thursday, February 8, 2024, in the township hall at 1711 W. Cass Ave. Rd. Bay City, Michigan.

Chairman Paul Pett called the meeting to order at 5:00 p.m.

Present: Meagher, Brandt, Krzysiak, Gies, Barb Pett and Paul Pett. Commissioner VanDriessche was excused. Also present were Bukowski, recording secretary/Township Clerk, Rich Sheppard, Township Attorney, Joe DeWyse, Zoning Administrator and Township Board members: Kokaly, Pawlak and VanDriessche.

Motion by Krzysiak and supported by Brandt to approve the agenda. Motion carried.
MASTER PLAN:

Mike Daly-Martin from Spicer Group presented maps and suggestions for areas designated as recreational, general business and residential flex.

He discussed the area on M-13/River Road as a potential recreational district. A marina and park on the west side were mentioned. The township owns property on the east side of the road which could be used also. The problem is that the area is wetlands with no utilities currently available. There is a marina on the east side already.

Youngs ditch was discussed, specifically the area east of the Hale, Morin, Kelly Subdivision to Pine. Mike's suggestion was to zone it residential flex. He reviewed the possibilities of what could go or couldn't go there. A multi-family classification was discussed. It was also discussed that the area be extended south on Pine 840 feet to just past Wesley Court.

M-15/Tuscola Road was discussed. It was suggested to extend the general business district to Cass Ave. Rd. or German Rd. on both sides of the road.

Mike will be back in March with 8 topography maps.

Regular business began at 6:05 p.m.

Public comments were heard.

Motion by Brandt and supported by Meagher to approve the minutes of the January 11, 2024 meeting. Motion carried.

There were no building permits issued since the last meeting.

All members had a report from the Zoning Administrator which he reviewed.

OLD BUSINESS:

All Commissioners received an email from the Zoning Administrator regarding an updated Site Plan from Adam Weiler. All items referred to in the Site Plan were discussed.

Motion by Krzysiak and supported by Meagher to approve the easement off of 27th St., concrete for 5 parking places and gravel for the rest of the parking lot, trees 25ft. apart as opposed to 50ft. on the south property line in lieu of a fence, and upon receipt of written approval from the Bay County Health Department, the Drain Commissioner and M-DOT regarding the septic system, drainage and M-15 respectively. In addition, a hard surfaced parking lot and access to M-15 will be required if any addition is made to the business unless the Planning Commission determines otherwise. Motion carried.

Rezoning on Youngsditch was discussed. The current zoning is Agricultural Estate. A change to multi-family was suggested.

The timelines to amend the zoning ordinance were discussed with potential buyers of The church on Youngsditch.

Motion by Gies and supported by Brandt to rezone the area east of Hale Drive to Pine then south on pine to a point 840 feet south of Wesley court. Yeas: Gies, Brandt, Krzysiak, B. Pett, Meagher and P. Pett. Nays: None. Excused: VanDriessche. Motion carried.

Motion by Krzysiak and supported by Gies that the meeting be adjourned. Motion carried. The meeting adjourned at 7:02 p.m.

Paul Pett, Chairman

Judy F. Bukowski, Recording Secretary