

**CHARTER TOWNSHIP OF AUSABLE**  
**PLANNING COMMISSION MEETING**  
Sept. 23, 2020  
"approved"

**CALL TO ORDER:**

Meeting was called to order by Kurt Beck, Chairman, at 6:00 pm

**ROLL CALL:**

Present: Mike Pardington, Diana London, Kurt Beck, Ron Janis, Jeff Lamrock  
Staff Present: Leisa Sutton, Superintendent, Susie Olpere, Recording Secretary,

**PLEGE OF ALLEGIANCE**

**APPROVAL OF MEETING AGENDA:** Motion to approve the agenda was made by Janis.

Second by London

Unanimous – Voice Vote

Motion Carried

**PUBLIC COMMENTS:** Mr. Rollin Reineck sent correspondence to the township about last month's meeting regarding a Special Land Use Permit for a microbrewery located on US 23. He restated his concerns which he presented last month and the effects the brewery may have on his land values.

**APPROVAL OF MINUTES from (Aug. 26, 2020):**

Janis made the motion to approve the minutes. Second by London

Unanimous – Voice Vote

Motion Carried

**OLD BUSINESS:**

**A) Mr. Jeff Taylor – Permit Request –** Chairman Beck summarized Mr. Taylor's request to reestablish the former Big Boy Restaurant on US 23 as Huron Microbrewery. He pointed out that this was in the R-4 Tourist/Residential District which does allow, (by special land use approval): standard restaurants, clubs, and other such establishments. Mr. Reineck objected and said it would also be manufacturing beer.

Mr. Taylor described his plans as being a two-barrel brewery and wanted to make only enough beer for his patrons' consumption. His intent was to keep it small and to replicate the way the breweries use to be. A new site plan was submitted by Mr. Taylor, which answered questions that the commissioners had regarding: boundaries, lighting, dumpster location, parking spaces, etc. Upon approval of Mr. Taylor's special use permit, the commissioners made the following contingencies:

- 1) A solid 6" fence would be required from the NW corner along the North boundary to the front of the building and from the NW corner to the SW corner. (basically in "L" shaped)
- 2) Indicate where the dumpster and screening will be and add it to the site plan
- 3) Lighting which doesn't intrude on neighboring properties (as discussed earlier in the meeting)

Pardington made the motion to approve the Special Land Use (2020-S-SLU-02) for Mr. Jeff Taylor with the conditions regarding the fence, dumpster, and lighting contingencies. Second by London

Unanimous – Voice Vote

Motion Carried

**PUBLIC HEARING:** None

**NEW BUSINESS:**

**A) 2020-S-SLU-03 Bed and Breakfast** – Mr. Mark Toppi is asking for a Special Land Use for his office building located at 111 Lake St. which is a C-2 District. Previously Mr. Toppi received approval from the Planning Commission to change it from a store front to an office structure. Chairman Beck read the definition of Bed and Breakfast and included the restrictions. Superintendent Sutton also found a requirement of 200’ of frontage for any type of lodging. Mr. Toppi explained that he wanted to make (2) – One-bedroom units that he could rent out for a weekend or week for vacationers. London made the motion to table the application for the Bed and Breakfast (2020-S-SLU-03) until the next meeting. Second by Pardington  
Unanimous – Voice Vote  
Motion Carried

**B) Master/Recreational Plan Draft Review** – Superintendent Sutton provided the board with a draft of Chapters 1 -7 and invited Commissioners to examine for any changes, discrepancies or any items that are incorrect.

Some recommended changes:

- \* Water Supply & Sewage disposal – update information in that paragraph to show current status of sewer extension
- \* Update board members for township board, ZBA, Parks and Rec .
- \* Harbor Street Boat Ramp – There will be no changes because there are no events, marketing or partnership
- \* Trailhead Market Place will be added to chart and will be in the process of development for the Iron Belle Bike Path

Changes will also be made to the graph regarding: McCuaig Park, Children’s Park, & Shoreline. It will also include the partnering with Iosco County for the Iosco Exploration Trail and the Iron Belle Trail.

Timeline for the public survey was released electronically and responses were closed on July 1<sup>st</sup>. for compilation of the information. NEMCOG staff will meet with the Planning Commission on Oct. 21<sup>st</sup>, by virtual meeting to discuss results and formulate goals, objectives and action plans.

**C) Zoning District Changes** – Superintendent Sutton explained some suggested changes that will be discussed at the Oct. 21<sup>st</sup> meeting. Future land use:

- 1) C-1 District – between Division St. and Huron. Change a very small section currently designated R-4 and have it assigned a C-2 District.
- 2) A River Rd. section west of the bridge will clean up mixed uses in that area for business and residential
- 3) Redo maps

**PUBLIC COMMENTS:** Mr. Reineck told the board that he appreciated them listening to his concerns with the microbrewery and feels much better about the situation.

**COMMISSIONERS' COMMENTS:** None

**ADJOURNMENT:**

Motion was made by Janis  
Second by London  
Unanimous – Voice Vote  
Motion Carried  
Time: 7:08 pm

Submitted by:  
Susie Olpere  
Recording Secretary

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Kurt Beck, Chairman  
Planning Commission