

Chassell Township Planning Commission
September 6, 2018
Minutes

The meeting was called to order at 7:00 p.m. Attendees included: Brian Waters, Keith Meyers, Doug Hamar, Steve Spahn, Dale Peterson and Julie Meyers. The Pledge of Allegiance was recited.

Brian asked if there were any additions to the agenda. Seeing none, approval of the agenda was moved by Keith Meyers, seconded by Steve Spahn and approved unanimously.

Brian asked the commission to review the August minutes. Dale Peterson recommended two revisions: Under Old Business 6.e. change last sentence of first paragraph from "Dale requested a 1-time county millage to help pay down the loans to repair damage" to "Dale suggested..." and later in the last sentence of 6.e. insert "not" so the sentence reads "Dale mentioned that this is not within the current 5-year plan". With no further changes being noted, approval of the minutes as modified was moved by Dale Peterson, seconded by Brian Waters and approved unanimously.

Public Comments: Chassell Township resident Joe LaLane who lives at 37016 US 41 Highway raised a concern about a neighbor being non-compliant with the zoning ordinance relating to trailers. The owners were identified by the board as being Tom and Mary Brownell who had moved a temporary trailer across from property they built upon on the other side of US 41 where it has been alleged to have been abandoned. Brian Waters and Keith Meyers will investigate. There were no additional public comments.

Old Business:

- a. Chassell Township Logo – Marianna Nakashima was not present, so this subject was tabled to a future meeting.
- b. Chassell Mercantile Update – Keith Meyers reported that he had put a history together in a summary judgment format that Township Clerk Lynn Gierke provided to Nick Daavettila with the instruction to seek a judgment in small claims court against Arben Vulaj in the amount of the cost incurred by the township to knock the building down after its roof collapse last winter and the tickets accumulated to date.
- c. Portage/Chassell Township Trail Authority – Keith Meyers indicated that the committee has identified two potential routes for a snowmobile trail from Chassell to the Nichols Trail. Talking points for discussion with landowners were being developed by Dan Dalquist.
- d. Sturgeon River Boat/Canoe Launch – Keith Meyers advised that Tom Anthos with Trimedia Environmental Consulting told him that Klemm Tank had decided higher up in the organization that they would not provide funding assistance to Chassell on the boat/canoe/kayak launch project. Anthos advised Meyers that the sheet piling, rip rap and overburden utilized on the remediation project was soon to be removed. As these materials would be helpful for the development of the new launch, Anthos offered these

ReMax for \$65,000. Potential opportunities for economic development are being discussed, but no concrete direction is currently in place.

- f. Recreation Millage Notice – The ½ mil is going to be on the ballot in November. The commission discussed how to make township voters aware of it. Dillon Geshel indicated he could help with this.

Brian Waters read an email he had received from Township Supervisor Dave Mattson on September 6th regarding vacation rentals which is a subject that had come up at the August Township Board meeting. The email was from the township's attorney Nick Daavettila and was sent to Mattson to provide a legal opinion on the question of whether the rental of one's home on a daily or weekly basis violates the use provisions of the zoning ordinance, particularly within the Urban Residential zoning district. His opinion was that a landowner's use of his or her property in this manner is not a violation of the zoning ordinance. However, if the tenants do not meet the definition of "family", such use would constitute a violation of the ordinance. This issue had arisen at the August Township Board meeting regarding Todd Hamar's property and the new building he has under construction on Half Moon Beach. The understanding the commission has is that Todd has the basement of his current property listed with Airbnb and recently there was a large group there that was disruptive to the neighbors. The construction of his new garage with space overhead has caused some residents to conclude that his plan is do similar short-term rentals in this space as well. Doug Hamar indicated that many of the residents on Half Moon want it to be a quiet residential neighborhood. Neighbors who walk the neighborhood are concerned about increased traffic from motorcycles and fast cars. Concern also exists about a potential negative impact on property values. Keith Meyers discussed that he has an Airbnb property on Lakeshore Drive where he has hosted over 200 sets of guests without incident, but acknowledged that living onsite is likely a big factor; however, Keith went on to note that another Airbnb property on Lakeshore Drive owned by former Chassell residents have given a neighbor the latitude to deal with any issues that arise and the owners also have a local family member who watches over the property closely. Keith also indicated that he had talked with Todd Hamar and he indicated that his intention was to only do long-term rentals in the new space he is constructing. It is expected that this topic will be discussed at next week's Township Board meeting.

The next meeting was set for Thursday, October 4, 2018 at 7:00 p.m. and the meeting was adjourned.

10-4-18 BQW