

**ST. IGNACE TOWNSHIP BOARD OF TRUSTEES**  
**CONDITIONAL USE APPLICATION MINUTES**  
**August 13, 2024**

A Public Hearing of the St. Ignace Township Board of Trustees was held on August 13, 2024, at the Township Hall. Supervisor Danielson opened the Public Hearing at 6:30 p.m.

**Present:** Supervisor Danielson, Treasurer Massey, Clerk Oja, Trustee McKenzie, Trustee Mitchell

**Absent:** None

**Approval of Agenda:** Motion by Oja, supported by Massey to approve the Agenda as presented. Motion carried.

**Chairman Comments:** Supervisor Danielson explained how the meeting will be conducted and what a conditional use permit is according to the township zoning ordinance.

**Conditional Use Application:**

A Conditional Land Use Permit Application was filed by Jon Courtright for property located at E1903 M-134, Hessel, MI 49745. Parcel No. 011-111-007-10, Mackinac County. Mr. Courtright is requesting that the subject property use be changed from residential to commercial to be used as a small used vehicle dealership.

Supervisor Danielson stated the conditions of a Conditional Land Use Permit does not change the property from residential to commercial, but allows the property to be used as commercial. If that is allowed, the property would have to be inspected by the state building inspector.

Jon Courtright stated he wants to split his property to use a portion for commercial. He stated he currently has his business in Cedarville, MI and would like to move everything by his residence so that he would not have to travel to Cedarville. He stated he would only have approximately 5-6 vehicles for sale and it would be by appointment only.

Supervisor Danielson read an email from Edward Wilk of N4830 Louies Lane, Hessel, MI who has adjacent property to Mr. Courtright. He is opposed to Board approving this request and is concerned that if the request was granted, what exactly is a small dealership? He has talked to many of the other nearby residents who also share their concerns.

Mr. Courtright stated the amount of vehicles will remain the same

Supervisor Danielson also read a letter from Delbert and Michelle Anderson of 1928 M-134, Hessel, MI. The Andersons were also present at the meeting, but wished for the letter to be read. They stated that there are tires and car parts regularly left on the side of M-134 for people to haul away. Solvents and paints may be used in the repair of these vehicles, which could be an environmental problem. The other concern was the traffic in that area due to the speed limit.

Mr. Courtright stated he does not do body work, it is only an office and building. He stated he does put scrap metal and tires out for others to pick up.

Michelle Anderson asked if he was a licensed repair facility. Mr. Courtright stated he was not and would need a service agreement signed for that per the State of Michigan.

Zoning Administrator O'Brien asked Mr. Courtright if he was doing any painting at all there. Mr. Courtright stated no he was not.

Michelle Anderson asked if the trucks are going to pull in his driveway to drop off the trucks as the concern is the trucks stopping on the side of the highway leading to traffic safety concerns. Mr. Courtright stated he has asked them; however, a lot of the drivers do not speak English and don't understand him.

Local resident Dan Merren stated his concerns about the noise, smell of diesel, traffic and the fact that it is a residential area. He stated Mr. Courtright put the cart before the horse in getting this done.

Local resident Peter Mitzenbecker also stated his concerns.

Treasurer Massey asked what kind of signage will be put out and if the vehicles can be kept inside the pole building. Mr. Courtright stated that no signs will be by the side of the road. All sales are done online. He stated the vehicles can be kept inside.

Motion by Oja, supported by McKenzie to table this matter and adjourn the hearing to next month. Motion approved. The Board agreed to adjourn the meeting to September 10, 2024 at 6:30 so that more study can be done on this request.

**Adjourn:**

Motion to close the Public Hearing made by Danielson, supported by McKenzie. Public Hearing closed at 7:30 p.m.

Respectfully submitted by:

Sheri L. Oja, Township Clerk

Date: 8/14/2024