

ST. IGNACE TOWNSHIP BOARD OF TRUSTEES
CONDITIONAL USE APPLICATION MINUTES
September 10, 2024

A Public Hearing of the St. Ignace Township Board of Trustees was held on September 10, 2024, at the Township Hall. Supervisor Danielson opened the Public Hearing at 6:45 p.m.

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

Absent: None

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

Chairman Comments: Supervisor Danielson stated what the application was and explained how the meeting will be conducted.

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.

Township residents in attendance: Otto Jr. and Cheryl Hyslop of 1913 E. M-134, Hessel, MI, Dan Merren of 1804 E. M-134, Hessel, MI, Michelle and Delbert Anderson of E1928 M-134, Hessel, MI, Craig and Deborah Bos with property on M-134, Hessel and Jon and Tara Courtright of E1903 M-134, Hessel, MI 49745.

Supervisor Danielson asked Mr. Courtright if he had any more to add since the last meeting. Mr. Courtright stated that he is no longer putting scrap metal and tires by the road for pickup and that the trucks that drop off vehicles are made to go into the driveway, instead of on the side of M-134. He also read the conditions for a Conditional Use Permit allowed pursuant to the St. Ignace Township Ordinance.

Questions from residents to Courtright:

Craig Bos - What is considered a small dealership?

Courtright - 5-6 vehicles, and would be online only sales

Michelle Anderson - Do you have someone else doing the body work there and how do you stop them from stopping on the side of the road?

Courtright - Yes, Lawlor's Repair Shop in Rudyard does all my bodywork. I don't do any onsite. We give them GPS coordinates to find the site, a picture, directions and tell them they need to pull in, not park on the road.

Michelle Anderson - Asked the board if there will be any repercussions if this isn't done

Supervisor Danielson - Yes

Otto Hyslop Jr. - We are friends with the Courtrights and have a cabin right next door to them and have had no problems at all with the vehicles being dropped off there. Cheryl Hyslop said there is a lot of traffic on that road anyway, so I don't see how this will be making much of a difference.

Clerk Oja - What exactly do you do with a vehicle once it is dropped off?

Courtright - I get them ready for sale, replace a windshield, etc.

Clerk Oja - Do you do oil changes in there?

Courtright - No

Dan Merren - So people can pull in there 24 hours a day?

Courtright - I don't see why they would as it is online only sales

Supervisor Danielson read a letter from Craig and Deborah Bos objecting to the change and Dan Autore from Cedarville who stated he believes there won't be any problems, unless there is a problem. He rents a building in Cedarville to Mr. Courtright to sell his vehicles. He hasn't had any problems with him.

Supervisor Danielson stated he spoke with EGLE and they said there wouldn't be an issue unless there was an issue. He spoke with the Army Corps of Engineers, who also stated that nothing would need to be done, unless there was an issue. He also called Lawlor's Body shop who confirmed that they do do all of the body work for Mr. Courtright and are not aware of Mr. Courtright doing any on his own.

Supervisor Danielson said according to the application it states you need a licenced mechanic. Mr. Courtright stated as an owner he can work on them or he needs a service agreement signed. Supervisor Danielson stated the building actually looks like a fancy garage.

Supervisor Danielson closes the public comment at 7:15 pm to ask the Board for their input on the matter. Treasurer Massey stated she was not in support of this at first, but due to you talking with the truck drivers and no scrap on the road I have thought about it. I would like to see that you don't cut any trees, no scrap by the road and no outside vehicles. You state you don't have any solvents, so I don't see how that would be an issue.

Trustee McKenzie – No comment

Trustee Mitchell - Asked if there was an onsite septic system.

Oja - Commented on the scrap on the road and Courtright confirmed there was none. She stated she was not happy on how Mr. Courtright has not done things as he should regarding zoning approval, by building the structure without an approved zoning permit.

Danielson - Wants no offloading of vehicles on the roadside, no body work whatsoever. He stated if approved there should be a time limit set and it should expire when Mr. Courtright's state license expires. Courtright stated it expires the end of the year.

Oja – How long have you been conducting business at your location in Hessel?

Courtright – About 2 ½ years.

Motion by Danielson, supported by Massey to approve the Conditional Use Application filed by Jon Courtright, with the following conditions:

1. No more than 6 vehicles to be for sale
2. No bodywork to be done onsite
3. No clearing of any trees that currently stand between the road and the structure and around the structure.
4. Township must receive copies off all permits for the building, including septic, electrical, plumbing and building permit by December 31, 2024.
5. No scrap metal or tires or any debris to be placed on the side of the road for pickup.
6. Mr. Courtright needs to apply for a 911 address through the township for the building.
7. No oil changes to be done on the property on the vehicles that are to be up for sale.
8. No offloading of vehicles on the road.
9. Any violations of the above conditions can lead to the permit being revoked by the township.
10. This permit expires December 31, 2025. A new application for a Conditional Use Permit must be applied for prior to the expiration.

Supervisor Danielson requested a roll call vote: Mitchell – No, McKenzie – No, Danielson – Yes, Massey – Yes, Oja – Yes. Application approved, with conditions.

Supervisor Danielson informed everyone that our land and areas in St. Ignace Township are extremely important and in no way is this setting a precedence.

Adjourn:

Motion to close the Public Hearing made by Danielson, supported by Mitchell. Public Hearing closed at 7:46 p.m.

Respectfully submitted by:

Sheri L. Oja, Township Clerk

Date: 9-11-2024