

Approved

~~Draft~~ Minutes

Superior Township Zoning Board

7049 S M 221

Brimley, MI 49715

December 9th, 2025

The meeting was called to order at 6:04 p.m. by Kathy Loup.

Pledge of Allegiance

Roll Call:

Present: Kathy Loup, Cindy Vansloten, Deb Freedman, Mark Chesebro, and Lori Busha
(zoning administrator)

Absent: None

Approval of Agenda: motion made by Mark Chesebro to approve the agenda with the addition of "escrow and decommissioning" to add to our Solar Energy Ordinance.

Seconded by Cindy Vansloten

Motion approved unanimously

Approval of Minutes and Zoning Administrator's report from November 11th, 2025.

Motion made by Deb Freedman

Seconded by Cindy Vansloten

Motion approved unanimously

Public Comment: None

Old Business: Zoning Administrator's report. Lori Busha read through and explained her report that covered old Business.

New Business: Zoning Administrator report. Lori Busha read through and explained her report that covered new business.

Aumovio (Continental Teves) requested approval for a new sign. The sign meets the zoning requirements. Motion to approve the sign was made by Deb Freedman

Seconded by Mark Chesebro

Motion approved unanimously

Lori is going to give them a call to let them know it has been approved.

Discussed how we needed to add "escrow and decommissioning" to our Solar Energy Ordinance. Motion to add "escrow and decommissioning" to the Solar Energy Ordinance made by Deb Freedman.

Seconded by Cindy Vansloten

Motion approved unanimously

We talked about reviewing our definitions in our zoning ordinance. One that we would like to add is "established land"

Chris Chartrand will type our changes/additions to the zoning ordinance. Motion made by Deb Freedman to have Lori look it over after it is completed by Chris and then present it to the Township Board.

Seconded by Cindy Vansloten

Motion passed unanimously

Adjournment: Motion made by Deb Freedman to adjourn at 6:46 p.m.

Seconded by Mark Chesebro

Motion approved unanimously

Secretary,
Deb Freedman

Zoning Administrator Report

December 9, 2025 Meeting
Lori Busha - Zoning Administrator

Old Business

- Lakeshore Drive Property - Emplit–New update from the property owner. They are trying to work with EGLE to get permission to put in a driveway across the wetland area. Awaiting approval from the EGLE, before completing the zoning paperwork. This item is open.
- FEMA Flood Insurance Rate Maps – Additional email received from FEMA asking for the officials in our township and contact information for the Flood Maps. We are awaiting the official Flood Maps being released. This item is open.
- Lakeshore Drive Property – Mr. Camarata contacted me regarding putting up 2 homes on his property as a Duplex. The Water Board is aware of the concern with having two residences and needing two meters, etc. Awaiting zoning information. This item is open.
- Superior Township Land Use Plan is significantly out of date (50 years old) and not relevant to the current conditions that the Township faces in terms of land use. We believe that this is now being covered in the Master Plan, which is also old, but is more relevant. This is no longer a concern for this board. This item is closed.
- Irish Line Property – Mr. Schuh contacted me regarding putting up a post frame constructed barn on this property. The property is in the Agricultural district, and it is only 3.7 acres and only 249.2 ft wide, so it doesn't meet 2 requirements for this district. I explained that he could apply for a Variance with the ZBA or he could wait to see if this would be addressed in our next planning meeting. Mr. Shuh contacted me again to determine what he would need a variance on. I have not been informed that a variance for this is in process. This item is open.
- Sullivan Creek Trail property – The property owner contacted me regarding splitting off and selling part of his property. The property is 6.8 acres in the Rural Residential district. Zoning regulations require 5 acres to have a split. However, he has a road running through the middle of the property. He is seeking a variance. The ZBA meets on this item on December 17th. This item is open.
- Mill Street - Chippewa Building contacted me regarding a possible home on a property that may not be approved. The Building Department asked that they get another zoning approval for a dry storage building. There will be no water hookup to this building. Zoning was approved. This item is closed.
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New Business

- Green Street Property – A call and an email came to me regarding putting up a snow fence on their property to eliminate the neighbor coming over onto their property. There were questions about where the snow fence could be put. It can be on the property line. This item is closed.
- Sign Application for AUMOVIO - Needs to be reviewed by the Zoning/Planning board for approval/denial. This item is open