

Approved Minutes  
Superior Township Zoning Commission  
7049 S M 221  
Brimley, MI 49715  
August 12<sup>th</sup>, 2025

The meeting was called to order at 6:04 p.m. by Cindy Vansloten.

Pledge of Allegiance

Roll Call

Present: Cindy Vansloten, Mark Chesebro, Deb Freedman, and Lori Busha (Zoning Administrator)

Absent: Kathy Loup

Approval of Agenda: motion by Cindy Vansloten

Seconded by Deb Freedman

Motion approved unanimously

Approval of zoning minutes and zoning administrator report from the July 8<sup>th</sup>, 2025 meeting.

Motion made by Mark Chesebro

Seconded by Deb Freedman

Motion approved unanimously

Public Comment: None

Old Business: The old business from the Zoning Administrator's report was read and explained by Lori Busha, Zoning Administrator.

New Business: Lori Busha, Zoning Administrator, went over the new business from her report with us.

Adjournment: motion made by Deb Freedman to adjourn at 6:51 p.m.

Seconded by Cindy Vansloten

Motion approved unanimously

Secretary  
Deb Freedman

# Zoning Administrator Report

August 12, 2025 Meeting

Lori Busha - Zoning Administrator

## Old Business

- Simpkin property blight on M221. A ticket was given to Mr. Simpkin through a process server on June 10<sup>th</sup>. The ticket has a fine of \$445.00 which is due by July 10<sup>th</sup>. The ticket did not get paid. The next step is to increase the fine to \$500.00 + expenses. This item is open. *One more time -*
- Lakeshore Drive Property - Emplit-Zoning Inquiry to put a mobile home on the property. No new updates. Email sent with the Building/Zoning Application. Awaiting approval from the DEQ, before completing the zoning paperwork. This item is open.
- S. Bound Rd Property – Mr. Russell would like to put up a new pad and trailer on this property. No new updates. The ZBA approved the Variance for this property. Mr. Russell contacted me recently to discuss the expiration of the ZBA approved Variance, which expires after 1 year. He said he was having difficulty finding a used trailer to place on site. I told him about the Smart House. He looked at it. Awaiting to see if an offer was made on the home. This item is open
- FEMA Flood Insurance Rate Maps – I received a letter from FEMA IN May regarding the status of the Flood Insurance Rate Maps and process. We are currently in the 90-Day Appeal timeframe, where residents can appeal to FEMA regarding the new flood map changes. The Old Ordinance was updated and submitted for Twp Board Approval. Cindy to update status. Awaiting hearing and official approval. This item is open. *new need board approval*
- Lakeshore Drive Property – Mr. Camarata contacted me regarding putting up 2 homes on his property as a Duplex. No new information. 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. This information was presented to the Township Board in the January meeting. Awaiting a decision on whether they want this board to work on this project. They said they needed to find the document and review it. This item is open.
- Baird St. Property – Mr. Olsway contacted me regarding a carport being added to the front of his existing garage. I provided him the zoning paperwork. Rough measurements show that one corner of the proposed carport may not meet the setback requirements. He is waiting for his neighbor to come back to see if there is a stake for the property line. Once the property line was established, it was determined that a carport the size he was interested in, could not be built. This item is closed.

## New Business

- M221 property – Chris Gardner contacted me regarding putting a second house on this property located in the Village Center district. The only zoned district that allows a second home is the Agricultural district, with a 5 acre minimum lot size. I let him know this and told him that there was a Variance process, if he was interested. My understanding is that he was going to ask for a variance. This item is open.
- Bay Mills Twp – Inquiry for a garage on Edmonds road, which is in Bay Mills Township. I redirected them to Bay Mills Twp. This item is closed.
- S. Lillian Ln Property – Mr. Davis is building a garage on his property. This property is in the Rural residential district. I conducted a site review and approved the zoning. This item is closed.
- 6Mile Rd Property – Mr. Sweet contacted regarding property for sale on the south side of the road, 11.5 acres, Rural Residential district. He would like to purchase it and bring an RV to the property and camp on weekends. I explained about the requirements for a gravel or paved pad. This item is closed.
- Rex St Property Blight Complaint – A neighbor complained about the conditions of this abandoned trailer and property. I took pictures and send a warning letter to the owner, Michael Perepelyte, who lives in Canada. This item is open.
- Shenandoah Property – Mr. Slater contacted me regarding rebuilding a shed that was rotten and needed replaced. I went over to the property to see if the shed was going to be moved. It is going onto the existing foundation. The shed can be replaced as it was an existing structure. This item is closed.
- Tilson Rd Propety - Was contacted about a potential steel carport. The property is in the Rural Residential district on 171 acres. I provided the requirements for that zoned district. He is not going to do anything yet, but was happy to receive the information. This item is closed.
- S. Barker St. Property – Mr. Brown contacted me regarding putting up a carport on his property. I explained that he needed to fill out a zoning application and turn it in. He got upset and hung up on me. I called him back and he said that an 81 year old man shouldn't have to fill out a form for this. He was going to call the Building Inspector to get his opinion. No paperwork has been submitted. 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. He decided to wait. This item is on hold until after the September Planning meeting.
- Four Season Market Sign – I contacted Justin LeBlanc regarding a large sign that was placed along the road in the road-right-of-way. Large signs are not allowed in the road-right-of-way due to causing difficulties seeing when pulling out of the store parking lot. After a few emails and clarifications, the sign was moved onto the Bay Mills property, eliminating the concern. This item is closed.