

CHIKAMING TOWNSHIP PLANNING February 1, 2017
APPROVED

The Planning Commission regular meeting was called to order at 6:32 pm by Chairman Andrew Brown with members Bill Marske, Richard Carlson, and Joseph Reed present. Members Mario Zarentenello, Grace Rappe, and Gary Wood were absent.

The Agenda was reviewed. Reed moved to approve the agenda, supported by Marske. Motion carried.

Minutes of the prior January 3rd meeting were reviewed. Marske moved to approve the minutes, supported by Reed. Motion carried.

Public Comments: None

Old Business: Township Zoning Administrator, Van Thorton, was present to ask for a clarification regarding the moratorium put into effect by the Planning Commission on November 2nd. He continued that the verbiage of the motion read that the commission “moved to recommend to the township board that, for 12 months from this day forward, a moratorium be placed on all newly proposed commercial developments requiring a site plan review in the Red Arrow Hwy. green corridor.” Thorton further that some confusion has arisen for existing businesses wondering if they are subject to the moratorium.

Thorton continued that he has been approached by a business that would like to expand. The business owner currently rents their space but owns their business and they are unsure if the moratorium applies to them if they would like to expand the building footprint.

Brown stated that the intent of the moratorium was to get the ordinance in line with the master plan. He added that the moratorium was not to hamper existing business.

Reed expressed that his only concern would be if the business were to expand in a way not consistent with the green corridor.

Carlson stated that he feels the moratorium was directed toward new business and not existing ones. He added that an existing business would not require a change in use.

Carlson moved to clarify the intent of the moratorium made on November 2nd regarding site plan approval for newly presented commercial developments. He continued that the purpose was not to restrict the expansion of current business structures for existing businesses and business owners to the extent that the expansion not be more than 100 percent of the currently existing structure for the period of the moratorium. Furthermore the ownership and use cannot change. Supported by Marske. Motion carried.

Marske informed the board that there are currently some residentially used buildings in the commercial zone that should be reviewed during the ordinance revisions. He suggested that the new ordinance allow the structure to be rebuilt within the existing footprint if something were to happen to the structure.

Other Communication: None

Reports Carlson reported that the ordinance update process started and has been successful thus far. A steering committee has been formed to establish a detailed process moving forward. He continued that there will be an open house to discuss potential ordinance revisions with the public on February 8th. The public will also be encouraged to participate within focus groups.

Carlson stated that a top priority of the steering committee is to maintain good communication with the public. There will also be a space on the website for public comments.

New Business: None

Public Comments: Leo Krusack commented that he would like to be involved in the updating of the ordinances.

Adjournment:

With nothing further, Marske moved to adjourn the meeting at 7:32 pm. Supported by Reed.

Meeting Adjourned.

Respectively Submitted,
Jess Miller
Recording Secretary

Richard Carlson
Secretary, Chikaming Township Planning Commission