

CHIKAMING TOWNSHIP PLANNING COMMISSION MEETING

July 5, 2017

Approved

The Planning Commission regular meeting was called to order at 6:30 pm by Chairman Andrew Brown with members Jerry Kohn, Doug Dow, Richard Carlson, Gary Wood and Bill Marske present. Grace Rappe was absent.

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

Minutes of the prior June 7th meeting were reviewed. Wood moved to approve the minutes, supported by Dow. Motion carried.

Public Comments: None

Old Business: None

Other Communication: None

New Business:

Minor Amendment to Special Land Use Permit No. 38

Property Code No: 29 Parcels

Property Address: Tower Hill Road and Browntown Road, Sawyer

Applicant wishes to demolish 3 cabins and replace them (cabins #12, 13 and 14). An amendment is requested per Section 19.06 of Chikaming Township Zoning Ordinance to allow removal of existing 3 cabins and replace them at a different location.

Brown informed the commission that they would need to make a decision if a public hearing was required or not for this request.

Douglas Pompey was present to speak as the applicant. Pompey informed the board that Towerhill has been a retreat center since 1923. He furthered that last year a site plan was put together for the replacement of 3 units. The plan would be to remove and rebuild cabins #12, #13 and #14. They will be rebuilt with similar square footage.

John Allegretti introduced himself as the architect for the project. He informed the commission that the existing cabins were in too poor of condition for renovation.

Pompey added that the cabins will be moved to a location closer to other existing cabins.

Carlson commented that moving the cabins from the current location to an area adjacent to private property seems like a large change. Allegretti responded that the adjacent private property has an existing fence and the camp would like to add more trees as a privacy screen.

Wood questioned if the proposal would meet required setbacks. Allegretti affirmed that the project would meet all requirements.

Brown questioned what portion of camp activity is church related. Pompey responded that 65-70 percent is directly UCC Church activity. Additionally, 15-20 percent is non-UCC Church activity and the remaining 5-10 percent is private usage.

Carlson asked if the neighbors are comfortable with the plan or aware of what is proposed. Pompey responded that he has spoken with them and none are in opposition.

Moved by Wood, seconded by Brown, to approve the amendment to Special Land Use No. 38 and that a public hearing is not required.

Motion carried. Brown, Dow, Marske, Wood, and Kohn voted "aye." Carlson voted "nay."

Public Comments:

Michael Koch-Weser came forth to express concern about the large number of short term vacation rentals that are rapidly springing up in the community. Koch-Weser stated that his family has had a second home in the area for many years. He continued that he wonders if there is a danger that an R-1 area is becoming a motel district. Koch-Weser stated that he has noticed an increase in fires and fireworks taking place all summer along the lake posing a serious grass fire risk. Koch-Weser noted that the ordinance states single family districts should be quite as well as safe and in his opinion they are no longer this way. He suggested that the commission consider a permit for fires on the beach to better monitor the risk. Brown suggested that Koch-Weser express his concerns at the upcoming Township Board meeting.

Leo Krusack came forth to state that he attended the previous ZBA meeting where the Bible Fellowship Church proposed an LED sign. Krusack expressed concern that the draft ordinance is not doing enough to restrict LED signage.

Bob Beemer questioned when the draft ordinance revisions will be finished. Carlson responded they hope to have it finished prior to the end of the year.

Adjournment:

With nothing further, Dow moved to adjourn the meeting at 7:19 pm. Supported by Kohn.

Meeting Adjourned.

Respectively Submitted,
Jess Reed
Recording Secretary

Bill Marske
Secretary, Chikaming Township Planning Commission