

## CHIKAMING TOWNSHIP PLANNING COMMISSION MEETING

June 7, 2017

Approved

The Planning Commission regular meeting was called to order at 6:32 pm by Chairman Andrew Brown with members Jerry Kohn, Doug Dow, Richard Carlson, Gary Wood and Grace Rappe present. Bill Marske was absent.

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

### **Public Hearing: Special Land Use # 196 – Dwelling in Commercial District**

Property Address: 15412 Red Arrow Highway, Lakeside, MI 49116

Property Owner: Sandra Thompson, P.O. Box 114, Union Pier, MI 49129

Mike James, speaking on behalf of the property owner, came forth to state that the commission reviewed the SLU (Special Land Use) last month. He continued that he hopes all questions have been answered but he is happy to answer any that may yet exist. James reminded the commission that the request is twofold. Firstly, there is a preexisting residence on the commercial property and James stated that an SLU would make the property more compliant and allow rebuilding after an event such as a fire. Second, there is a commercial building on the property and the owner would like to make part of it a rental unit and add a deck on the back. James further informed the commission that the current tenant has no issue with the SLU.

Larry Anderson questioned how many units are proposed and what the lot size is. James answered that the lot is about 1,700 sq. ft. with one existing residence and one to be added. He continued that the size and parking comply with residential standards.

Rappe questioned if the request is for multifamily residential as a permitted use or single family. James answered that it is for both as there is an existing dwelling and they would like to add another.

Rappe clarified that the zoning of the property will remain commercial. She continued that the ordinance states multifamily requires 2,000 sq. ft.

There were no further public comments.

Wood moved to close the public hearing at 6:50 p.m., supported by Rappe. Motion carried.

Wood moved to reconvene the meeting at 6:50 p.m., supported by Kohn. Motion carried.

Minutes of the prior May 3<sup>rd</sup> meeting were reviewed. Rappe moved to approve the minutes, supported by Dow. Motion carried.

**Public Comments:** Larry Anderson informed the commission that the Zoning Board of Appeals (ZBA) will be hearing an upcoming case in the green corridor regarding an existing sign. He questioned the extent of the current moratorium in the green corridor. Brown answered that the moratorium affects new development. Carlson added that he believes it is specific to site plan reviews.

Leo Krusack stated that any time LED signs came up as a topic in the ordinance revision committee discussions they were not in favor.

EnRico Heirman applauded the commission's efforts in the "Zoning Impacts Everyone" workshops.

Joseph Reed observed that the plat map of the property requesting an SLU shows a road running through the parcel. Brown answered that there are many roads like that in Lakeside and a majority of them have been vacated.

**Old Business** None

**Other Communication:** None

**Reports** Rebecca Harvey, a professional community planner with McKenna and Associates, was present to update the Planning Commission on where McKenna is with the update process.

Harvey explained that the process has thus far included several open houses, focus group discussions, website input, and a technical review of the current ordinance. She informed the commission that the next step will be to develop a draft ordinance.

Harvey then shared a power point that touched on many of the more major changes proposed to the ordinance. Her presentation started out with suggested changes to the environmental protection topics. Other topics included the green corridor district details, woodland preservation, form based code, signage and medical marijuana.

Harvey concluded that there are still many opportunities for input for the new ordinance. Tom Hackley expressed concern over the measuring of setbacks for properties located on Lake Michigan. He stated that the coastline is frequently changing which creates confusion around where the natural high water mark exists.

Jill Underhill questioned if a rental ordinance will be part of the update. Harvey answered that verbiage is being drafted for one but it was not part of her presentation.

EnRico Heirman expressed concern with fences below the high water mark. He informed the commission that with the new erosion at the lake front old fence posts are being exposed and are a major hazard to children playing on the beach.

**New Business:** Moved by Rappe that the property at 15412 Red Arrow Hwy. that is currently located in a commercial district be granted a Special Land Use per zoning ordinance section 9.03 (1&2.) Supported by Wood. Motion carried.

Moved by Wood, that the Planning Commission Rule of Procedure Handout Section 3.1 be corrected to a meeting time of 6:30 p.m. Supported by Carlson. Motion carried.

**Public Comments:** None

**Adjournment:**

With nothing further, Rappe moved to adjourn the meeting at 8:42 pm. Supported by Dow.

Meeting Adjourned.

Respectively Submitted,  
Jess Reed  
Recording Secretary

Bill Marske  
Secretary, Chikaming Township Planning Commission