

**CHIKAMING TOWNSHIP PLANNING MAY 3, 2017
APPROVED**

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

Others Present included Attorney Charles Hilmer, Larry Anderson, Sandra Thompson and her representative, Joe Sundberg, and Architect Bill McCollum.

The Agenda was reviewed. Rappe suggested a correction of address needed for the public hearing property to: 14950 Lakeside Road, Lakeside, MI 49116. Carlson moved to approve the agenda with correction, supported by Marske. Motion carried.

Minutes of the prior January 3rd meeting were reviewed. Rappe noted the same address correction for the property considered under New Business. Marske moved to approve the corrected minutes, supported by Rappe. Motion carried.

Public Comments: None

Old Business: None

Other Communication: None

Reports: Carlson reported that the Zoning Ordinance Update process has continued with holding a series of four Focus Group meetings to solicit input on issues and concerns from members of the Community. Good attendance and open discussion was conducted at these meetings. Comments have been recorded and forwarded to our Zoning Consultant as input in the drafting of the update ordinance. Additional meetings will be scheduled to share suggestions from the Consultant.

New Business:

1. Special Land Use Application #196

Property Code No.: 11-07-4850-0019-01-0

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

Property Owner: Sandra Thompson, PO Box 114, Union Pier, MI49129

Property owners presented an application to Build out a dwelling unit in present commercial retail space to augment seasonal rental use in an existing grandfathered non-conforming residence and to authorize the pre-existing grandfathered single family dwelling as a permitted special land use, permitted under Section 9.03 (1&2) of Zoning Ordinance.

Public Hearing is proposed for June 7, 2017

Marske questioned the apparent encroachment of the pool structure into the adjoining property to the north. Owner responded that the property line has been previously adjusted to incorporate the land for the pool, although an encroachment into the side yard requirement still results.

No exterior construction is proposed except for a deck to be added south of the new residential space. This deck is proposed with a small encroachment into the side yard area, but not farther toward the line than existing building elements on the same side. If necessary this deck can be reduced to prevent an additional encroachment.

Marske moved to forward this application to have the required Public Hearing on June 7, 2017 at 6:30 PM. Supported by Rappe.
Motion Carried.

2. Public Hearing: Special Land Use # 195 - Single Family in Commercial District
14950 Lakeside Road, Lakeside, MI 49116

Bill McCollum representing property owner Joe Sundberg presented the proposal to modify the existing Commercial structure to Residential use.

Public Comments on the proposal: None

Marske moved that the Planning Commission recommend approval by the Township Board, pending approval by the Zoning Board of Appeals of either Plan A or Plan B for addition of a garage as shown on the proposal. Motion supported by Rappe. Motion Carried.

2. Election of Officers for the Planning Commission 2017-2018

The floor was opened for nominations for Planning Commission Chairman, Vice-Chairman and Secretary for Fiscal Year 2017-2018, with term of service to begin immediately.

Rappe nominated Andrew Brown to serve another year as Chairman.
Marske supported. Motion Carried.

Carlson nominated Grace Rappe to serve as Vice-Chairman.
Brown supported. Motion Carried.

Rappe nominated Bill Marske to serve as Secretary.
Brown supported. Motion Carried.

It was noted that the Planning Commission By-Laws call for a Recording Secretary to be appointed to assist the Secretary in drafting minutes of Commission meetings.

Other Public Comments: None

Adjournment:

With no further business before the Commission, Marske moved to adjourn the meeting at 7:00 pm. Supported by Rappe. Motion Carried. Meeting Adjourned.

Respectively Submitted,
Richard Carlson, Secretary, Chikaming Township Planning Commission