CHIKAMING TOWNSHIP PLANNING COMMISSION

February 7, 2024

Minutes Approved on March 6, 2024

The meeting was called to order with the pledge of allegiance at 6:30 pm by chairman Cam Mammina, with members Jim Gormley, Doug Dow, John Chipman, Andy Brown, and Bill Marske present. Township zoning administrator Kelly Largent, township attorney Charles Hilmer and Kim Livengood of the Township Building department were also in attendance. Member Steve Zavodny was absent from the meeting.

**Public Hearing:** To hear comments from the public on proposed amendments to Chikaming Township Zoning Ordinance #144, Section 8.05 (D)(1)and rezoning from R-1-W to R-1 for the following parcel ID# and addresses; 11-07-8700-0021-00-3, 12550 Lakefront Drive; 11-07-8700-0022-00-0, 12568 Lakefront Drive; 11-07-8700-0023-00-6, 12576 Lakefront Drive; 11-07-0003-0009-01-8, 12664 Highland Shore Drive;11-07-0003-0013-00-7, 12800 Marshall Lane; 11-07-0010-0010-16-7, 12982 Mango Lane; 11-07-0900-0013-00-0, 7415 Columbine Drive; 11-07-0900-0012-01-1, 13099 Poet’s Path; 11-07-0900-0007-00-0, 13089 Poet’s Path; 11-07-0900-0012-00-3, 13117 Birchwood Drive; 11-07-0900-0011-00-7, 13117 Birchwood Drive; 11-07-0009-0004-07-4, 13652 Evergreen Lane; 11-07-0017-0009-08-5, Lakeshore Road; 11-07-0019-0020-02-0, 15020 Lakeshore Road;11-07-0019-0024-03-0, 15056 Lakeshore Road; 11-07-0020-0086-01-2, 8764 Red Rowan Lane; 11-07-2100-0001-00-1, 15826 Lakeshore Road;11-07-2100-0002-00-8, 15818 B Lakeshore Road; 11-07-2100-0003-00-4, 15818 A Lakeshore Road; 11-07-2100-0004-00-1, 15824 Lakeshore Road; 11-07-2870-0027-00-6, 15918 A Lake Ave; 11-07-2870-0028-01-1, 15918 B Lake Ave; 11-07-2870-0031-00-3, 15900 Lake Ave; 11-07-2870-0031-03-8, 15912 A Lake Ave.

Comments: Three letters were read and entered into the record. Fran Wersells stated she did not having a clear understanding of the procedure or an explanation of why the changes are being proposed, Joan Argullar asked about setbacks, and Craig Sizer asked if the proposed changes will impact the assessed value of his property.

The public hearing closed at 6:43 pm with a motion by Doug Dow to end public hearing, supported by John Chipman. Motion carried.

**The Agenda:** Was reviewed, Doug Dow moved to approve the agenda, supported by Jim Gormley. Motion carried.

**Approval of Minutes: January 3, 2024 Regular Meeting & January 16, 2024 Special meeting :** Doug Dow moved to approve the minutes of the January 3, 2024 meeting with changes and the January 16, 2024 special meeting with no changes, supported by Jim Gormley. Motion carried.

**Public Comment:** Fran Wersells asked about when the rules on nonconforming lots were created.

**New Business**: Discussion on renewable energy and new legislation by the State of Michigan. Township zoning administrator Kelly Largent explained the new legislation on renewable energy and how it could impact zoning in Chikaming Township and suggested that the commission members review the material that she has given them. Large scale energy storage is not addressed in our current zoning ordinance. The commission members asked questions and made comments concerning this topic. Township zoning administrator Kelly Largent recommended that after reviewing the material that we come up with questions concerning the new legislation.

**Unfinished Business:** proposed amendments to Chikaming Township Zoning Ordinance #144, Section 8.05 (D)(1)and rezoning from R-1-W to R-1 for the following parcel ID# and addresses; 11-07-8700-0021-00-3, 12550 Lakefront Drive; 11-07-8700-0022-00-0, 12568 Lakefront Drive; 11-07-8700-0023-00-6, 12576 Lakefront Drive; 11-07-0003-0009-01-8, 12664 Highland Shore Drive;11-07-0003-0013-00-7, 12800 Marshall Lane; 11-07-0010-0010-16-7, 12982 Mango Lane; 11-07-0900-0013-00-0, 7415 Columbine Drive; 11-07-0900-0012-01-1, 13099 Poet’s Path; 11-07-0900-0007-00-0, 13089 Poet’s Path; 11-07-0900-0012-00-3, 13117 Birchwood Drive; 11-07-0900-0011-00-7, 13117 Birchwood Drive; 11-07-0009-0004-07-4, 13652 Evergreen Lane; 11-07-0017-0009-08-5, Lakeshore Road; 11-07-0019-0020-02-0, 15020 Lakeshore Road;11-07-0019-0024-03-0, 15056 Lakeshore Road; 11-07-0020-0086-01-2, 8764 Red Rowan Lane; 11-07-2100-0001-00-1, 15826 Lakeshore Road;11-07-2100-0002-00-8, 15818 B Lakeshore Road; 11-07-2100-0003-00-4, 15818 A Lakeshore Road; 11-07-2100-0004-00-1, 15824 Lakeshore Road; 11-07-2870-0027-00-6, 15918 A Lake Ave; 11-07-2870-0028-01-1, 15918 B Lake Ave; 11-07-2870-0031-00-3, 15900 Lake Ave; 11-07-2870-0031-03-8, 15912 A Lake Ave.

Township zoning administrator Kelly Largent reviewed the proposed amendments and rezoning, commission members asked questions and made comments on the proposed changes.

John Chipman moved to recommend to Township Board for approval the proposed Zoning Ordinance amendments, supported by Bill Marske. Motion carried.

**Public Comment:** None

**Adjournment:** With no further business before the Commission Doug Dow moved to adjourn the meeting at 7:19 pm, supported by Jim Gormley. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission