CHIKAMING TOWNSHIP PLANNING COMMISSION

November 1, 2023

Minutes Approved on January 3, 2024

The meeting was called to order with the pledge of allegiance at 6:31 pm by chairman Cam Mammina, with members Steve Zavodny, Jim Gormley, Doug Dow, John Chipman and Bill Marske present. Township zoning administrator Kelly Largent and township attorney Charles Hilmer were also in attendance. Member Andy Brown was absent.

**Public Hearing: Special Land Use #216:** Applicants Jeff and Bonnie Kaplan, 14239 Three Oaks, Road, Sawyer, requesting to construct an accessory dwelling unit to be used by family members only. There was no public comment, a letter in support was put on record.

The public hearing was ended at 6:33 pm, moved by Doug Dow to end the public hearing for SLU #216, supported by John Chipman. Motion carried.

**Public Comment:** – None.

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

**Approval of Minutes: October 4, 2023 Regular Meeting –** Doug Dow moved to approve the minutes of the October 4, 2023 meeting with changes, supported by John Chipman. Motion carried.

**Public Comment: -** No public comment.

**New Business: Initial Site Plan Review:** Applicant, Blue Plate Holdings LLC, 15288 Red Arrow Highway, Union Pier, Property Code 11-07-4460-0035-05-8. Initial site plan to allow retail and residential space. Brent Holtz of Brooks Architectural represented the applicant. Township zoning administrator Kelly Largent lead the discussion and review of the site plan. Items that were discussed included if there is a need for sidewalks along Wilkinson Lane and Sunset Lane, an additional 10 foot concrete pad in front of dumpster pad will be required, lighting for the handicap parking space using the IESNA model lighting standards and the landscape screening is acceptable.

Site Plan Standards were read by Jim Gormley and reviewed by the planning commission. Jim Gormley moved to approve the proposed site plan request by Blue Plate Holdings LLC, 15288 Red Arrow Highway, Union Pier, Property Code 11-07-4460-0035-05-8 to allow retail and residential space, with the following conditions, there will be no sidewalks required along Wilkinson Lane and Sunset Lane, an additional 10 foot concrete pad in front of dumpster pad is required, lighting for the handicap parking space will use the IESNA model lighting standards and the landscape screening will be acceptable, supported by Doug Dow. Motion carried.

**Unfinished Business:**

**Special Land Use #216:** Applicants Jeff and Bonnie Kaplan, 14239 Three Oaks, Road, Sawyer, requesting to construct an accessory dwelling unit to be used by family members only, recommend to Township Board for approval or deny. Township zoning administrator Kelly Largent lead the discussion and review of the plans for SLU #216. All initial site plan requirements that are applicable have been met.

Special Land Use Standards were read by Jim Gormley and reviewed by the planning commission. Jim Gormley moved to recommend to the Township Board for approval Special Land Use #216, applicants Jeff and Bonnie Kaplan 14239 Three Oaks, Road, Sawyer, request to construct an accessory dwelling unit to be used by family members only, supported by Doug Dow. Motion carried.

**Site Plan Review Update:** Terry Stoklosa, 15972 Red Arrow Highway, Union Pier, Property Code # 11-07-4570-0084-01-0, is requesting site plan approval to allow outdoor seating and reconfigure parking. At this time the applicant will proceed with the original site plan that has been approved without outdoor seating and reconfigure parking. He will come back in the future to request the proposed changes.

**Public Comment:** Clay Miller asked about the review of setback requirements for R1W lots.

Motion by Jim Gormley to end public comment, supported by Steve Zavodny. Motion carried.

**Adjournment:** – With no further business before the Commission Doug Dow moved to adjourn the meeting at 7:33 pm, supported by Steve Zavodny. Motion carried.