

PLANNING COMMISSION MINUTES

April 24, 2023

The Clam Lake Township Planning Commission Meeting was called to order by Chairperson Stoutenburg at 6:00 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

**ROLL CALL**

Stoutenburg – Present

Benson – Present

Flint – Present

Long – Present

Carroll - Absent

Planning Commissioners Present: Stoutenburg, Benson, Flint, Long

Planning Commissioners Absent: Carroll

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: NanBop Representatives Josh Trust, COO and Pete Ludviksen, Director of Operations. Jim & Elizabeth Ransom

**APPROVAL OF MINUTES**

Motion by Member Benson seconded by Member Long to approve the July 25, 2022, minutes as presented.

YEA: Benson, Stoutenburg, Flint, Long

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Flint seconded by Member Long to approve the agenda as presented.

YEA: Stoutenburg, Benson, Flint, Long

NAY: None

Motion carried.

**PUBLIC COMMENT:** None.

**SCHEDULED PUBLIC HEARINGS:**

1. Special Use Permit – 8684 S Mackinaw Trail – Part of 2109-16-2401

Chairperson Stoutenburg stated that the purpose of the meeting is to review a Special Use Permit application for a storage facility to be converted to a 24-unit guest room facility (motel); that a special Use Permit is required for the proposed motel use and for the change of use.

Motion by Member Benson supported by Member Flint to close the regular meeting and open the Public Hearing.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Flint – Yes

Motion carried.

Josh Trust stated that they are a privately held business with buildings across the country and that Cadillac is the corporate headquarters. He said the NanBop Farm has three (3) new buildings. He said they have 300 chickens, have planted trees, veggies, and wheat. Mr. Trust said they are constructing the Event Center which could host weddings. He added that they plan on a five (5) mile walking path open to the public. He stated that they want to provide healthy food for the community.

Mr. Trust said that to be able to support the farm, they need an income stream. He said that they interviewed ten (10) event planners, and that the missing element was housing. He said the existing garages house company cars and farm vehicles which will move to the farm. He said they will have 24 unique rooms that will keep people in Cadillac and support tourism. Mr. Trust added that a recent hotel study commissioned by the City of Cadillac showed a need for additional hotel rooms. He said that their commitment to Cadillac is unmatched and that they are looking for support.

Member Benson asked if they planned on moving the driveway off Mackinaw Trail with the traffic coming over the hill.

Mr. Trust responded that they are not planning to add any access points.

Zoning Administrator Warda stated that the Fire Marshall has approved the revised site plan.

Elizabeth Ransom of 6249 Crosby asked if they will be growing it there and selling it there.

Mr. Trust responded, yes both.

Ms. Ransom added that she does not see a traffic problem.

Mr. Vanderhoff, owner of vacant lot in Crestview asked if the hotel was just for guests or if there would be migrant workers staying there.

Mr. Trust responded that they have hired three (3) full-time farmers, and that they will not use migrant workers.

Discussion followed on septic/well systems, traffic, and farm animals.

Mr. Trust stated that they respect their neighbors and offered tours of the farm area.

Chairperson Stoutenburg stated that the Special Use Permit is to refabricate the existing facility, that the farm has already been approved.

Motion by Chairperson Stoutenburg supported by Member Benson to close the public hearing and go back into regular session.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Flint - Yes

Motion carried.

Discussion continued on traffic, signage & lighting.

Motion by Member Flint supported by Member Long to approve the Special Use Permit as presented.

Roll Call:

Stoutenburg – Yes

Benson – No

Long – Yes

Flint - Yes

Motion carried.

1. Special Use Permit – 6249 Crosby Rd – 2109-02-2210

Chairperson Stoutenburg stated that the Special Use Permit application is for an Agritourism business, that the request expands the current holiday tree farm to include growing pumpkins, different varieties of flowers, play area, petting zoo with animal shelter barns.

Motion by Member Benson supported by Member Flint to close the regular meeting and open the Public Hearing.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Flint – Yes

Motion carried.

Jim Ransom stated that he provides contract labor on trees around the country and wants to stay home. He said they put in 300 strawberry plants, started blackberry and raspberries. He said the pumpkins they put in last year didn’t make it, but he is going to try again this year. He said they started flowers so people could cut their own. He said he planted sunflowers last year, but the deer ate them. He invited neighbors and offered the venue for senior pictures.

Discussion followed on the chemicals he uses.

He said his business hours are during daylight. He said he only has a yard light on the pole barn.

Mr. Ransom said as far as the animals he is thinking of a couple donkeys, goats, deer, peacocks, and some chickens. He said he is not looking at a large amount of people, maybe some grade school field trips.

Mr. Vokes of 6581 S. Crosby Rd stated his concerns about peacock noises.

Mr. Ransom responded that the animals will be kept away from the road and the neighbors.

Ms. Eckelbecker of 6105 Crosby stated parking concerns and questioned toilet facilities.

Mr. Ransom responded that he would have port-a-johns.

Discussion followed on animal noises.

Mr. Ransom stated that he planted 8,000 Frazier firs and the deer chewed on every one of them. He said the sheep’s blood development from MSU is supposed to keep them away.

Mr. Ransom said for the deer for petting zoo, he joined the United Deer Group. Some species will have to be tagged. He said the deer are highly regulated, tagged and vaccinated.

Mr. Ransom said he went to Anderson Sisters in Stanton, and they have a real cool goat setup.

Discussion followed on concerns of chemicals and animals on the City well site.

Mr. Ransom responded that he is not going to have very many animals and is looking at organic fertilizers, and started collecting coffee.

Member Flint read Ms. Vokes’ email concerning peacock noise and traffic concerns.

Mike Lueder of 6815 S Crosby asked the exception for agritourism be approved. He said zoning changes and evolves all the time. He said these people are good neighbors and will do it right. He stated that he fully supports this.

Motion by Chairperson Stoutenburg supported by Member Benson to close the public hearing and go back into regular session.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Flint - Yes

Motion carried.

Discussion continued on parking.

Mr. Ransom stated that he has more space than things to do. He said he thinks the busiest couple weekends are after Thanksgiving.

Chairperson Stoutenburg stated that no off-site signage is allowed.

Motion by Member Flint supported by Member Long to approve the Special Use Permit as presented.

Roll Call:

Stoutenburg – Yes

Benson – No

Long – Yes

Flint - Yes

Motion carried.

**UNFINISHED BUSINESS:**

1. Pioneer Update – Zoning Administrator gave an update to the Planning Commission.

**NEW BUSINESS:** None

**OTHER BUSINESS:** None

**ADMINISTRATIVE ITEMS:** None

**ADJOURNMENT**

Motion by Member Benson supported by Member Flint to adjourn the Planning Commission Meeting. Motion carried. Meeting adjourned 7:10 p.m.

**Next Regular Meeting – Monday May 22, 2023**

Cindy Warda, Zoning Administrator