

PLANNING COMMISSION MINUTES

August 23, 2018

The Clam Lake Township Planning Commission Zoning Ordinance Work session commenced at 5:02 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

Planning Commissioners Present: Stoutenburg, Stahl, Wade

Planning Commissioners Absent: Morin, Flint

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Claire Karner, Beckett & Raeder

**ZONING ORDINANCE WORKSESSION**

Claire Karner from Beckett & Raeder reviewed her Memo dated August 23, 2018; section “Questions for the Planning Commission to Discuss/Address”:

1. Discussion on map amendments – Planning Commission wants to keep as is.
2. Conditional Use Permit v. Special Use Permit v. Permitted by Right – Planning Commission could see having the Conditional Use Permit fall under the Special use Permit.
3. How would the Planning Commission like to address Medical MJ – Township hasn’t opted in.
4. Format for September Lake Association Meeting – Planning Commission would like a short presentation. Claire suggested a local expert speak. September meeting just for shoreline protection, back to zoning ordinance revisions at the October meeting.

Ms. Karner reviewed the table that outlined the Summary of proposed changes to the Wexford Interim Zoning Ordinance:

1. General Changes – Changed references to county & removed references to jurisdictions not in Clam Lake Township.
2. Zoning Districts & Maps – Ms. Karner provided a new zoning map with some color changes to be more distinguishable.
3. Regulated Uses and Dimensions
4. Clam Lake Overlay District – Reordered and shortened provisions. Added landscaping, sidewalk & parking lot screening provisions.
5. General Provisions –

* Discussion followed on Ms. Karner’s recommendation to change the water setback from 50’ to 100’. Zoning Administrator Warda stated that the 50’ setback is hard to meet and is opposed to the recommendation of 100’.
* Animals – The Planning Commission discussed only allowing farm animals in the Ag Zone, none allowed in residential zones. Discussion followed on minimum acreage for farm animals.
* Temporary Commercial Uses – Fireworks added with a 30-day permit.
* Updated Parking Standards – Ms. Karner recommended changing the minimum off-street parking space from 162 sf to 154 sf. Zoning Administrator Warda stated that with the popularity of SUV’s & trucks, she was opposed to changing the sf requirement.
* Sign Ordinance – Zoning Administrator handed out a sign ordinance in chart form from her prior municipality, suggesting our zoning ordinance update utilize the chart format by zoning district.
* Special and Conditional Uses – no major changes
* Supplemental Site Development Standards – Solar, wind, communication towers, sand & gravel mining restoration.
* PUD – allow for residential and commercial uses. Allow residential PUD’s to be less than 10 acres.
* Other Planned changes – Outdoor merchandise display, Special Events, home placement front door facing street, clarify Right-To-Farm.
* Definitions – motel, transient housing, transitional housing, tiny homes, solar farms, outdoor wood furnaces.

Kim Post of the Mackinaw Trail Cabins said she was interested in tiny houses.

Travis Lorenz asked about short-term rentals, Airbnb.

Ms. Karner stated that short-term rentals under the zoning ordinance would be grand-fathered in. She said most communities deal with short-term rentals under Police Power, so they are not grand-fathered in. She said Police Power regulates use and short-term rentals are considered a commercial use in residential area. She said they would then be required to be registered, have an on-site person’s contact information and would have quiet hours.

Work session adjourned at 5:58 p.m.

The Clam Lake Township Planning Commission Zoning Regular Meeting was called to order by Chairperson Stoutenburg at 6:02 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

**ROLL CALL**

Stoutenburg – Present

Wade – Present

Flint – Absent

Morin – Absent

Stahl - Present

Planning Commissioners Present: Stoutenburg, Stahl, Wade

Planning Commissioners Absent: Morin, Flint

Planning Commission Staff Present: Zoning Administrator Warda

**APPROVAL OF MINUTES**

Motion by Member Wade seconded by Member Stoutenburg to approve the June 28, 2018 minutes as presented.

YEA: Stoutenburg, Wade, Stahl

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Wade seconded by Member Stahl to approve the agenda as presented.

YEA: Stoutenburg, Wade, Stahl

NAY: None

Motion carried.

**PUBLIC COMMENT:** None

**SCHEDULED PUBLIC HEARINGS:**

1. **Ordinance to Repeal the Temporary Moratorium on New Commercial Development and Commercial Redevelopment in the M-115/M-55 Corridor**

Motion by Member Stahl supported by Member Stoutenburg to open the Public Hearing.

YEA: Stoutenburg, Wade, Stahl

NAY: None

Motion carried.

Mr. Newhouse of 9371 Mockingbird Lane asked what drove the repeal.

Member Wade responded that there is nothing legal keeping Dollar General or any other commercial from going in.

Mr. Newhouse stated his concern for traffic and that the Corridor Study says it should be a T-intersection.

Zoning Administrator Warda stated that MDOT required Dollar General to re-align their drive with Sunnyside.

Member Stahl said that we cannot tell MDOT to put in a traffic light. She added that any business will cause traffic.

Mr. Newhouse said he knows the owner wants to sell.

Member Wade stated that Dollar General is willing to work with us and has provided other facades.

Rebecca Herring of 52 Road said she felt passionate on the Sunnyside intersection. She said she loves tourism and lake living. She said she feels common retail at this site is sad. She suggested a welcome to Cadillac tourist center. She said she has nothing against Dollar General but thinks better site elsewhere.

Motion by Member Stoutenburg supported by Member Wade to close the Public Hearing.

YEA: Stoutenburg, Wade, Stahl

NAY: None

Motion carried.

Motion by Member Stoutenburg supported by Member Wade to recommend that the Township Board Repeal the Temporary Moratorium on New Commercial Development and Commercial Redevelopment in the M-115/M-55 Corridor

Roll Call Vote:

Stoutenburg - Yes

Wade - Yes

Stahl - Yes

NAY: None

Motion carried.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**OTHER BUSINESS:**

**ADMINISTRATIVE ITEMS:**

**ADJOURNMENT**

Motion by Member Stahl supported by Member Wade to adjourn the Planning Commission Meeting.

YEA: Stoutenburg, Wade, Stahl

NAY: None

Motion carried.

Meeting adjourned 6:20 p.m.

**Next Meeting – September 27, 2018 at 6:00 p.m., Zoning Workshop 5:00 p.m.**