

PLANNING COMMISSION MINUTES

FEBRUARY 22, 2018

The Clam Lake Township Planning Commission Regular 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

Wade – Present

Flint – Present

Morin – Absent

Stahl - Absent

Planning Commissioners Present: Stoutenburg, Wade, Flint

Planning Commissioners Absent: Morin, Stahl

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Claire Karner, Planning Consultant; Dale Rosser, Zoning Board of Appeals Chairperson; Steve Kitler, Township Supervisor; Scott Kleinsorge, DDA Member; Steve Anderson, DDA Member; Kevin Dunaway, DDA Member

**APPROVAL OF MINUTES**

Motion by Member Wade seconded by Member Flint to approve December 18, 2017 minutes as presented.

YEA: Flint, Wade, Stoutenburg

NAY: None

Motion carried.

Motion by Member Flint seconded by Member Wade to approve January 9, 2018 minutes as presented.

YEA: Flint, Wade, Stoutenburg

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Wade seconded by Member Flint to approve agenda.

YEA: Flint, Wade, Stoutenburg

NAY: None

Motion carried.

**PUBLIC COMMENT:** ZBA Chairperson Dale Rosser stated that he was the former Township Supervisor when Clam Lake Township voted to take charge of its own zoning after the County ceased providing Planning and Zoning services to the townships on December 31, 2016. He said the Master Plan is a document that allows the Township to control its growth for the next 20 years.

**SCHEDULED PUBLIC HEARINGS: none**

**UNFINISHED BUSINESS: Draft Master Plan**

Planning Consultant Claire Karner from Beckett & Raeder stated that she has been working with Clam Lake Township for about a year. She prepared a brief presentation, stating that we are halfway through the public comment period, that there still are lots of opportunities to amend and change the Draft Master Plan. She said the Planning Commission is here to listen to public comments.

Ms. Karner stated that a Master Plan is a vision for the next 15-20 years, with a required review every five years to see if it is still serving the community. There are policies, objectives, actions, priorities, and types of grants the Township may want to pursue. She referred to the Project Website and stated that the Public Hearing is scheduled for March 22, 2018.

Ms. Karner pointed out that the Future Land Use Map (FLUM) is a 20-year vision that takes in to account demographic changes, guides development, identifies projects, grants, millages and public improvements. She said the FLUM is subject to change and further discussion.

Chairperson Stoutenburg thanked the attendees for coming out.

Rheanna Kelly, PO Box 429, Farwell, MI 48622. Ms. Kelly owns property in Sec 18 and said she is interested in the Mixed Neighborhood classification on the Future Land Use Map. She said Hector School is 4 ½ acres and she thinks that should be zoned commercial.

Ms. Karner responded that continued housing options can support some commercial. She said that the Future Land Use Map is used for zoning requests for the next 15-20 years. Ms. Karner stated that the Alliance for Economic Success (AES) and the County looked at the housing needs of the community and that more diversity was desired such as condos, townhouses, single family and senior housing.

Jamie Heuker of 8632 Lamplighter questioned the Mixed Housing Neighborhood north of Harmony Hills. She said the big church building is right across the street. She said there are not a lot of neighborhoods in the area and that is why they moved there.

Chris Ball of 9376 Mockingbird stated that excluding Halloween, kids can ride their bikes in their neighborhood, that he doesn’t want more traffic.

Dave Newhouse of 9371 Mockingbird Lane said the church went in next to an abandoned gravel pit. He questioned if the gravel pit could be re-activated.

Chairperson Stoutenburg stated that they heard the concerns and said the Planning Commission will look at changing the mixed neighborhood housing to residential.

Jennifer Mitchell of 833 Arbutus Drive stated that the Master Plan Survey results focused on keeping the Township rural, that the residents didn’t seem to want economic development. She asked, “Do we need to be the do all, end all, the welcome mat?”

Ms. Mitchell offered some specific ideas to protect and preserve water. She said we need to have septic treatments, ban fertilizer, have transition of aquatic plants. She said as a child, she watched a township lake die. She sees the Master Plan as a live document, a pretty important document to protect the area. She said we need to see how we can enforce, that things are followed.

Ms. Karner responded that the zoning ordinance can put fertilizer requirements, septic inspections at property transfers.

Ms. Kelly questioned oil well regulations.

Township Supervisor Kitler responded that it would take a change to state law, that zoning can’t regulate oil wells.

Anne Brenz of 809 Arbutus asked if we can require septics be pumped, suggesting charging $250 for example on the taxes. If a property owner proves they had their septic tank pumped out, the $250 charge would be taken off.

Ms. Karner responded that Michigan is the only state without a State Septic Code. She said we can only do an ordinance requiring an inspection upon transfer. She added that education is an important thing the Lake Associations can do.

John Worden of 9129 Mockingbird Lane asked about wind turbines, how are we going to approach? He said GE wants 400’ towers.

Discussion followed on wind turbines.

Chairperson Stoutenburg responded that currently Wexford County has setbacks, but there also is an Airport Overlay that would restrict height.

Mr. Worden asked who enforces the setbacks.

Zoning Board of Appeals Chairperson Dale Rosser stated that the Township can’t enforce the subdivision deed restrictions, that is up to the subdivision association.

Jim Ferritto of 9128 Mockingbird asked who the key stakeholders are.

Ms. Karner responded that the DDA, ZBA, MDOT, County, City, other townships and the survey responders.

Ms. Kelly questioned public water.

Township Supervisor responded that there are no plans for public water. He added that even the DDA has dropped that from its plans.

Ms. Kelly asked about recycling and garbage collection.

Township Supervisor replied, that since the Planning Commission was sending out a citizen survey, they decided to add a few more questions such as interest in solid waste.

Richard Brenz of 809 Arbutus questioned the mixed neighborhood designation and asked if Section 8 Housing would be permitted.

Ms. Karner replied the Mixed Neighborhood Housing would allow different types of housing, not just single family, could be townhouses. As to Section 8 Housing, Ms. Karner responded not specifically.

Township Supervisor Kitler asked if a four-story apartment complex would be permitted in Mixed Neighborhood Housing?

Ms. Karner responded that an apartment complex would be high-density residential, which might be appropriate in the Mixed Neighborhood Housing area. She said that zoning districts have “Use by Right” and “Uses by Special Use Permit” for higher density, which would go through the Planning Commission.

Ms. Brenz asked about sanitary sewer, that developers buy property & annex because of no sewer.

Township Supervisor Kitler replied that the Township had plans for sewer, but to make it work, there would be mandatory hook-up of which there was not interest. He added that the Township is still working on getting sewer from Haring Township.

Discussion followed on sanitary sewer.

Chairperson Stoutenburg stated that we need to get the meeting back on track.

Ms. Karner said the Future Land Use Map is the starting point, based on public comment, can change. She stated that the County’s Housing Study showed an unmet need for housing types.

Frank Brohl of 8884 Honeysuckle said he sees a need for 3-bedroom type housing but doesn’t see a need for apartment complexes. He said he is worried about a transient community. He said it is mostly agricultural around Harmony Hills now and he wants to keep it that way.

Mark Mitchell of 833 Arbutus asked about visual zoning & visual pollution from wind turbines and cell towers.

Ms. Karner responded that zoning can address the turbines and towers.

Rob Tuck of 8799 Lamplighter stated there are less radio & cell phone towers due to satellites.

Ms. Karner said that the Master Plan is “visionary” and the Zoning Ordinance takes care of the local land laws. She said land splits are under state requirements and minimum land size is under zoning.

Zoning Board of Appeals Chairperson Rosser stated that we must do the Master Plan prior to the Zoning Ordinance.

Chairperson Stoutenburg said that we will leave the Master Plan as is until the Public Hearing.

Ms. Karner stated that she will continue to add recommendations to the list.

**NEW BUSINESS - none**

**OTHER BUSINESS - none**

**ADMINISTRATIVE ITEMS -** **none**

**ADJOURNMENT**

Motion by Member Flint seconded by Member Wade to adjourn the Planning Commission Meeting.

YEA: Stoutenburg, Flint, Wade

NAY: None

Motion carried.

**Next Meeting – March 22, 2017 at 6:00 p.m.**

Meeting adjourned 7:25 p.m.