

PLANNING COMMISSION MINUTES

FEBRUARY 26, 2019

The Clam Lake Township Planning Commission Zoning Ordinance Work Session was called to order by Chairperson Stoutenburg at 5:00 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

Planning Commissioners Present: Stoutenburg, Flint, Morin, Carroll

Planning Commissioners Absent: Wade

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Claire Karner, Beckett & Raeder

**ZONING ORDINANCE WORKSESSION**

Ms. Karner stated that she is prepared to discuss Wind, Solar, Outdoor Furnaces, Tiny Homes and Lake Protection.

Chairperson Stoutenburg said that Tiny Homes should only be in recreational zoning.

Zoning Administrator Warda stated that the Interim Ordinance allows Mini Cabins/Cottages and allows minimum 450 s.f. by Special Use Permit.

Ms. Karner said that with the small square footage of tiny homes, they usually are not located in a subdivision.

Chairperson Stoutenburg said he is satisfied with what we have, the Mini-Cabin/Cottages.

Zoning Administrator Warda added that the tiny homes on wheels can go to the RV Parks.

Chairperson Stoutenburg stated that the Lake Association folks are here.

Ms. Karner said she removed the vegetative reference, which was a more extensive 25’ vegetative strip with woody plants for filtration. She said the updated version has a 50’ greenbelt; no structures, septics, fertilizer or more than 15% impervious surface.

 Jason Roorda of the Stone Ledge Lake Association said he talked to Ms. Karner about an overlay allowance for certain properties as they are concerned about rebuilding.

Ms. Karner recommends keeping the 50’ setbacks. Zoning Administrator Warda passed out the lake aerials showing lot dimensions from the high-water line.

Zoning Administrator Warda stated that the 50’ setback is basically for new construction. That if an existing house burns down, they would be able to rebuild on existing footprint. They could apply for a variance if they wanted to alter the footprint. She said that given the lake configuration and varied lot sizes, that variances could be applied for if the setbacks cannot be met.

Discussion followed on yard waste.

Discussion followed on the greenbelt’s effect on property values and if the greenbelt is an easement.

Zoning Administrator Warda responded that the greenbelt would protect property values as the fertilizers would not drain into the lake and possibly cause algae bloom. She said the greenbelt is not an easement, that it is setback area like all zoning districts have.

Discussion followed on fertilizers, lake friendly fertilizers.

Mr. Roorda inquired about the process and how Greenbelt items a-g stay.

Ms. Karner responded that once the Planning Commission is satisfied with the Zoning Ordinance, a Public Hearing Notice will be posted. After the Public Hearing, the Planning Commission will make a recommendation to the Township Board. The Township Board does the final adoption. She added that if not happy down the road, an amendment to the Zoning Ordinance is an option.

The Stone Ledge Lake Association will meet at 9:00 a.m. Saturday, May 25, 2019 at the Clam Lake Township Hall and invited the Planning Commission to attend.

Member Morin said she would like to see a lake representative on the Planning Commission, if there is an opening.

Discussion followed on outdoor wood furnaces, Ms. Karner provided a model DEQ, which is integrated in to the zoning ordinance that includes a minimum 15’ stack and a 200’ setback. She said the manufacturer’s recommendation deals with what you can burn.

Ms. Karner went on to solar energy and agrees with Zoning Administrator Warda that residential solar should be subject to the same setbacks as an accessory building and will add that provision.

Ms. Karner stated that she will update the wind energy setbacks as per Chairperson Stoutenburg’s research.

Motion by Member Stoutenburg supported by Member Morin to adjourn the work session.

YEAS: Stoutenburg, Flint, Morin, Carroll

NAYS: None

Motion carried.

Work session adjourned at 5:55 p.m.

The Clam Lake Township Planning Commission Zoning 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

Morin – Present

Wade – Absent

Flint – Present

Carroll - Present

Planning Commissioners Present: Stoutenburg, Flint, Morin, Carroll

Planning Commissioners Absent: Wade

Planning Commission Staff Present: Zoning Administrator Warda

**APPROVAL OF MINUTES**

Motion by Member Morin seconded by Member Flint to approve the revised January 22, 2019 minutes as presented.

YEA: Stoutenburg, Flint, Morin, Carroll

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

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

YEA: Stoutenburg, Flint, Morin, Carroll

NAY: None

Motion carried.

**PUBLIC COMMENT:** None

**SCHEDULED PUBLIC HEARINGS:**

1. Maple Ridge Assisted Living Building #2 – 9072 S. Mackinaw Trail – 2109-21-2102 – Special Use Permit/Site Plan Review

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

**ROLL CALL**

Stoutenburg – Yes

Morin – Yes

Wade – Absent

Carroll - Yes

Flint – Yes

Motion carried.

Brian Kunkle of Maple Ridge was present and stated that they propose a second building, flipping the footprint of the existing building.

Chairperson Stoutenburg asked when the first building was going to open.

Mr. Kunkle responded mid-May, as they had some issues with the fire suppression and the weather.

Member Carroll asked when they would start the new building.

Mr. Kunkle answered June, as they need a separate well and septic for the new building.

Zoning Administrator stated that the Fire Marshall requested turning radii information, which we should have next week. She said the Planning Commission could approve the site plan subject to the satisfaction of the Fire Marshall for the turning radii. She said that Maple Ridge made some parking lot adjustments for building one, but the Engineer used the old site plan without the changes for the site plan in your packet. Maple Ridge relocated the parking spaces that were in the firetruck’s turning radii.

Motion by Member Carroll supported by Member Flint to grant the Special Use Permit for Maple Ridge Building #2.

**ROLL CALL**

Stoutenburg – Yes

Morin – Yes

Wade – Absent

Carroll - Yes

Flint – Yes

Motion carried.

Motion by Member Carroll supported by Member Flint to approve the Site Plan for Maple Ridge Building #2, subject to Fire Marshall turning radii approval and recommend approval to the Clam Lake Township Board.

**ROLL CALL**

Stoutenburg – Yes

Morin – Yes

Wade – Absent

Carroll - Yes

Flint – Yes

Motion carried.

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

**ROLL CALL**

Stoutenburg – yes

Morin - yes

Wade – Absent

Carroll - yes

Flint – yes

Motion carried.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**OTHER BUSINESS:** None

**ADMINISTRATIVE ITEMS:** None

**ADJOURNMENT**

Motion by Member Stoutenburg supported by Member Morin to adjourn the Planning Commission Meeting.

YEA: Stoutenburg, Flint, Morin, Carroll

NAY: None

Motion carried.

Meeting adjourned 6:08 p.m.

**Next Meeting – March 26, at 6:00 p.m., Zoning Workshop 5:00 p.m.**