

PLANNING COMMISSION MINUTES

JULY 26, 2021

The Clam Lake Township Planning Commission Meeting was called to order by Chairperson Stoutenburg at 6:04 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

**ROLL CALL**

Stoutenburg – Present

Benson – Present

Flint – Absent

Long – Present

Carroll - Absent

Planning Commissioners Present: Stoutenburg, Benson, Long

Planning Commissioners Absent: Flint, Carroll

Planning Commission Staff Present: Zoning Administrator Warda

**APPROVAL OF MINUTES**

Motion by Member Long seconded by Member Benson to approve the May 24, 2021, minutes as presented.

YEA: Stoutenburg, Benson, Long

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

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

YEA: Stoutenburg, Benson, Long

NAY: None

Motion carried.

**PUBLIC COMMENT:** None.

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

Roll Call:

YEA: Stoutenburg, Benson, Long

NAY: None

Motion carried.

**SCHEDULED PUBLIC HEARINGS:**

1. Rezone Request – Part of 2109-12-2403 and 2109-12-3202 Berry Lake Area

Sandy Martin was present on behalf of her parents which are the property owners of Parcel #2. She said the property owners of Parcel 1 live two hours away and would not be in attendance and that 1.3 acres of their 30 acres is located on the south side of the RR tracks.

Ms. Martin stated that the purpose of the rezone is to put up a pole barn for personal storage. She said currently the property is non-conforming as it contains an old horse shelter from the 70’s.

Ms. Martin said they are asking for the rezone on the rear portion of the property, not the portion along Arbutus in order to keep the integrity of the Resort-Residential zoning.

Member Benson asked if the Oliver’s had a home there. Ms. Martin responded that her parents own a non-contiguous parcel.

Chair Stoutenburg questioned the size of the proposed pole barn. Ms. Martin responded 30 x 40, average size.

Chair Stoutenburg asked the Zoning Administrator who pays the attorney costs for the rezone. Zoning Administrator responded that the Township would pay those fees to draft the Ordinance.

Tom Vine of 801 Arbutus was present and said he is in favor, that he owns the parcel immediately east and has no objections to the rezone request.

The son of the owners of Lots 9 & 10 (635 Arbutus – MacLean) was present and he said his parents were in favor of the request.

Member Long asked if the RR Tracks were still being used. Mr. Vine responded that yes, 4 times a day.

Motion by Member Benson supported by Member Long to close the Public Hearing and go back into regular session.

Roll Call:

YEA: Stoutenburg, Benson, Long

NAY: None

Motion carried.

Motion by Chair Stoutenburg supported by Member Benson to recommend the rezone request as presented from Resort-Residential to Forest-Recreational to the Township Board.

Roll Call:

YEA: Stoutenburg, Benson, Long

NAY: None

Motion carried.

**UNFINISHED BUSINESS:**

1. Pioneer Update – Zoning Administrator stated that the next Zoom court date is August 26, 2021.
2. Rec Plan – No report

**NEW BUSINESS:**

1. Recreational Vehicle Parking and Fence Regulations – Zoning Administrator Warda stated that she will email comments received.

**OTHER BUSINESS:** None

**ADMINISTRATIVE ITEMS:** None

**ADJOURNMENT**

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

YEA: Stoutenburg, Benson, Long

NAY: None

Motion carried.

Meeting adjourned 6:32 p.m.

**Next Regular Meeting – Monday August 23, 2021**

Cindy Warda, Zoning Administrator