

PLANNING COMMISSION MINUTES

July 25, 2022

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 - Present

Planning Commissioners Present: Stoutenburg, Benson, Carroll, Long

Planning Commissioners Absent: Flint

Planning Commission Staff Present: Zoning Administrator Warda

Township Board Representative: Supervisor Steve Kitler

Others Present:

David Vigne, General Manager and Controller with Evergreen Resort

Rebecca Krannitz of 8372 Crestview

Susan Breithaupt of 126 Doral

Heather Bowden of 150 Doral

Judith Carr of 106 Doral

Anthony Elenbaas of 7710 S 41 Rd

Ted Rycenga of 143 Doral

Sandra Fuller of 138 Doral 8171 Colleen

Lindsey Sparks of 8171 Colleen

Chad Phillips of 8178 Colleen

Bob Meyer with mailing address of 300 Haynes, Cadillac, MI

Paul Kurtzman of 118 Doral

Susan Miller of 131 Doral

Larry Payne of 110 Doral

Gill Fuqua of 7781 S 41 Rd

**APPROVAL OF MINUTES**

Motion by Member Benson seconded by Member Long to approve the June 6, 2022, minutes as presented.

YEA: Benson, Stoutenburg, Carroll, Long

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

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

YEA: Stoutenburg, Benson, Carroll, Long

NAY: None

Motion carried.

**PUBLIC COMMENT:** None.

**SCHEDULED PUBLIC HEARINGS:**

1. Rezone Request – 41 Rd – Part of 2109-09-3101

Chairperson Stoutenburg stated that the purpose of the meeting is to review a rezoning application for a 28.58 M/L acre parcel to rezone from A-R (Agricultural-Residential) to F-R (Forest Recreational). The intended use by the applicant is a resort-style campground and hotel, which would require a Special Use Permit if rezoning were approved. This parcel is part of the Evergreen Golf Course parcel and abuts the golf course with frontage on 41 Rd.

Motion by Member Long supported by Member Benson to open the Public Hearing.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Carroll – Yes

Motion carried.

Mr. Vigne, Evergreen Resort GM was present and stated that they would like to build a high-end forested new resort with full hookups for RV’s and shower house. He reviewed his PowerPoint handout, referring to page 3 adding that nothing has been done with this undeveloped land and they want to keep as many trees as possible. Mr. Vigne said they want to start this year, that they are thinking about building small cabins. He said that after the campground, that they want to build a 4-5 story hotel with top floor restaurant that hopefully you will see Lake Cadillac from.

Mr. Vigne stated that the 20-acre campground will have about 100 sites for high-end camping, not partying, with all paved lots and paved roads. He stated that they want to maintain the banquets and golf. He said they plan to have a lot of suites, spas, indoor pool, and hot tub. He said they will be pushing to bring folks from down south up for snowmobiling. He said the estimate for the hotel is $10M, self-funded and hope to have it done next year.

Rebecca Krannitz of 8372 Crestview asked about the location of the entrance for the campground on 41 Rd.

Susan Breithaupt asked about a buffer area for Doral Drive.

Mr. Vigne responded that they are working on a 3D plan.

Heather Bowden of 150 Doral questioned coming to the Board to rezone without a site plan.

Member Benson responded that if the Planning Commission agreed with the rezone request, it would go to the Township Board. He said then it has to come back to the Planning Commission for site plan review and special use permit.

Ms. Bowden stated that she thinks the proposed use is incompatible with the area, it doesn’t fit the Master Plan. She said that Forest-Recreational doesn’t align with the area and that an extra curb cut on 41 Rd will cause extra traffic.

Judith Carr of 106 Doral asked Mr. Vigne if there has been a marketing study, asked the occupancy of current hotel.

Mr. Vigne responded that they want to be a higher class of campsite. He said a good amount of their current patrons said they want to camp. He said their current hotel facilities are outdated and they will decide what to do with the existing hotel.

Anthony Elenbaas of 7710 S. 41 Rd asked if that means the main entrance will be 41 Rd?

Mr. Vigne responded yes.

Ted Rycenga of 143 Doral stated that he has lived there since 1991, developed in 1971. He said the developer did 21 lots and wanted to create a community. He said they made an informed decision to move there, beautiful setting. He questioned the adjacent zoning, available utilities and if the road classification will need to be changed.

Mr. Vigne responded that they plan on well and septic.

Mr. Rycenga asked about the site plan, stating that they want to be informed. He asked how dense will this be?

Mr. Vigne said his design folks are working on it.

Sandra Fuller of 138 Doral stated that she bought in her subdivision because it was nice, adding that it won’t be as nice with development. She said she thinks it is a shame to even consider it.

Lindsey Sparks of 8171 Colleen said she just moved here from San Diego, that about a mile from her home in San Diego they built a hotel, then restaurants and then a shopping mall. She moved here for space, quiet and clean air. She asked not to rezone it, to keep it agricultural. She said she doesn’t want the noise, campfire smoke, traffic, or strangers from outside the community around her children. Ms. Sparks said if rezoned and the hotel/campground not built it will open the door for other uses. She added that the Planning Commission is here to serve the community and not people from down south.

Chad Phillips of 8178 Colleen stated that he doesn’t think it is the right use, not an appropriate spot.

Bob Meyer with mailing address of 300 Haynes in Cadillac said he can appreciate Mr. Vigne as he faced the same thing when they wanted to start Evergreen. He said he thinks public utilities are desired.

Mr. Vigne stated that the current septic system is falling apart, that it was built piece by piece.

Paul Kurtzman of 118 Doral stated that it is a quiet neighborhood, that 41 Rd is not equipped to handle this plan, that it is not a commercial area.

Sandra Fuller of 138 Doral said that they should rebuild the existing facilities.

Rebecca Krannitz of 8372 Crestview said there are no shoulders on 41 Rd and potholes. She asked what Evergreen was going to do with the crumbling facilities. She added that they currently don’t have the staff to take care of the existing facilities.

Mr. Vigne responded that they won’t let the existing facilities sit there abandoned, that they don’t have a plan yet.

Susan Miller of 131 Doral stated that she moved here last year, that she loves the nature where they live. She asked why the Evergreen doesn’t tear down the existing facilities and rebuild on the same site.

Larry Payne of 110 Doral asked if there was a traffic survey for 41 Rd and asked why they want to build there.

Mr. Vigne responded that it is property that they own, and the trees are a mature barrier. He said the hotel site has less trees. He said the resort entrance doesn’t have to be a big entrance.

Rebecca Krannitz questioned the earlier statement that the septic system is crumbling. She asked for a definition of Glamping.

Mr. Vigne responded that the new facilities will be built to accommodate the new development. He said the current facilities were added on to and the septic was not upgraded. He said the definition of glamping is fancy camping. He said he has been to a lot of campgrounds, and they were postage stamp size sites, that they want to do concrete pads.

Gill Fugua of 7781 S 41 Rd stated that they have a two-acre parcel that abuts this property and is concerned about noise and dust/dirt. He suggested the meeting attendees drive through Evergreen and see the weeds, cracked pavement and bird droppings at the entrance.

Motion by Member Long supported by Member Benson to close the Public Hearing.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Carroll – Yes

Motion carried.

Member Benson mentioned the septic system discussion and asked Mr. Vigne if he had talked to the DDA about sewer.

Member Carroll stated that the DDA has been trying for a long time to get sewer for the district and that there are potential options.

Chair Stoutenburg stated that when the county got out of zoning, the township got into the business. He said there was an opportunity for Evergreen when we did the Master Plan and zoning. He said Evergreen didn’t approach the township. He said he was satisfied with the current zoning.

Member Long said she doesn’t think we should change the zoning.

Member Carroll stated that Evergreen has the opportunity to rebuild on the existing site and better chance of getting sewer.

Motion by Member Carroll supported by Member Benson to deny the rezoning request as it does not fit the area or go along with the Master Plan.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Carroll – 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:**

**ADJOURNMENT**

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

YEA: Benson, Stoutenburg, Carroll, Long

NAY: None

Motion carried.

Meeting adjourned 7:07 p.m.

**Next Regular Meeting – Monday August 22, 2022**

Cindy Warda, Zoning Administrator