

PLANNING COMMISSION MINUTES

June 28, 2018

The Clam Lake Township Planning Commission Zoning Ordinance Work session was called to order by Vice-Chairperson Stahl at 5:02 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

Planning Commissioners Present: Stahl, Morin, Flint

Planning Commissioners Absent: Wade, Stoutenburg

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Claire Karner, Beckett & Raeder; Steve Kitler, Township Supervisor

**ZONING ORDINANCE WORKSESSION**

Claire Karner from Beckett & Raeder stated that this is the “Kick-off” meeting for the Zoning Ordinance Update. She reviewed the time line and said we will work on a couple chapters each work session. She said we will use the Wexford County Interim Zoning Ordinance as a guide. She said she will send out the work session materials a week before the meeting to give the Planning Commission time to review.

Zoning Administrator Warda stated that she would like to stick to the schedule as she put the schedule on the tax insert newsletter. She said she would like to keep the Lake Associations session in September as the schedule shows so she doesn’t have to send out postcards for a change.

Ms. Karner stated that the Master Plan Zoning Plan will be incorporated in to the Zoning Ordinance. She said there are new categories such as Recreational Resort which will edit the Zoning Map. She said that map amendments will probably be done on a case by case basis.

As to Short-Term Rentals, Ms. Karner said we will see how the Lake Associations feel, possibly licensed.

Ms. Karner said as to Design Standards, looking to include in the Corridor Study.

Ms. Karner said the maximums for the Parking Standards may be too much.

As to Signs, Ms. Karner recommends contact neutral.

Discussion followed on Alternative Energy, Wind Turbines & Solar.

Ms. Karner reviewed Zoning Administrator Warda’s List of zoning issues she would like to see addressed in the Zoning Ordinance Update.

Ms. Karner stated that they will provide the Zoning Ordinance Update in Word, so staff can update as need be.

Motion by Member Morin supported by Member Flint to adjourn the Work session.

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

Work session adjourned at 5:56 p.m.

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

**ROLL CALL**

Stoutenburg – Absent

Wade – Absent

Flint – Present

Morin – Present

Stahl - Present

Planning Commissioners Present: Stahl, Morin, Flint

Planning Commissioners Absent: Wade, Stoutenburg

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Steve Kitler, Township Supervisor

**APPROVAL OF MINUTES**

Motion by Member Flint seconded by Member Morin to approve the May 24, 2018 minutes as presented.

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

Motion by Member Morin seconded by Member Flint to approve the June 14, 2018 Special Meeting minutes as presented.

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

Motion by Member Morin seconded by Member Flint to approve the June 14, 2018 Special Meeting Closed Session minutes as presented.

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

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

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

**PUBLIC COMMENT:** None

**SCHEDULED PUBLIC HEARINGS:**

1. **Special Use Permit/Site Plan Review Application – Mackinaw Trail – No Address Vacant Land – 2109-21-2102**

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

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

Brian Kunkle was present on behalf of the proposed Maple Ridge Living Center of Cadillac. He said they propose a 20-bed assisted living facility. He said they are cleaning up the property and would like to break ground mid-July.

Vice-Chair Stahl asked about the dumpster.

Mr. Kunkle said it will be fenced all around.

Member Morin asked staff if there had been any correspondence related to this proposed project.

Zoning Administrator Warda responded that there had not been any correspondence received.

Vice-Chair Stahl asked if there was any public comment. There was none.

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

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

Motion by Member Flint supported by Member Morin to approve the Special Use Permit.

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

Motion by Member Morin supported by Member Flint to approve the Site Plan and recommend the Site Plan to the Township Board for their consideration.

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

1. **Ordinance to Amend the Interim Zoning Ordinance of the Township of Clam Lake**

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

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

Vice Chair Stahl stated that this “Ordinance to Amend the Interim Zoning Ordinance” follows the Township Board’s adoption of the “Resolution Enacting a Temporary Moratorium on New Commercial Development and Commercial Redevelopment in the M-55/M-115 Corridor”. This Ordinance allows the Township Board and the Planning Commission time to review the intergovernmental plan for redevelopment of the M-55/M-115 Corridor. The Corridor Study’s proposed completion time is June 2018.

Vice-Chair Stahl asked if there was any public comment.

Yvonne Meyer, owner of 2257 Sunnyside said if the Ordinance is adopted, it is only for M-55/M-115 properties. She said the City and Cherry Grove haven’t adopted moratoriums, that she feels Clam Lake Township is singling them out. She said the properties to the SE are pole barns, not a gateway.

Ms. Meyer said a brand-new building will enhance the area, that Dollar General wasn’t allowed to discuss different store fronts at the last meeting.

Ms. Meyer stated that the average household income is $59,000. She said Dollar General has done their marketing and it will do well. She added that a business needs local support to survive, can’t bank on tourists. She said locals benefit as they don’t have to go to other side of town.

Ms. Meyer said as to traffic, Frosty Cup had twice the traffic than Dollar General will have.

Ms. Meyer said that holding up this project is causing a financial hardship, that this is their retirement, and this is diminishing our retirement funds.

Ms. Meyer stated that Dollar General has met the requirements, the report won’t change this. She said no one is stepping up to buy it. She asked the Planning Commission to consider this before acting on the Ordinance.

Theodore Meyer said there has apparently been little communication on what’s going on. He asked if we were going to make him still pay property taxes while we decide.

Jon Abent of Midwest Properties said he got the impression that people don’t understand the investment of the project. He said there are Phase I & II Environmentals and environmental remediation required. He stated that a local business couldn’t afford to develop this site.

Jason Raleigh of AR Engineering passed out an update regarding outside agency reviews and approvals, adding that they have done their legwork.

Mr. Abent showed a brick option, that they worked with the township on designing a building that is acceptable. He said they want to be a good neighbor and can do more windows, planters.

Member Morin asked about the racks and stuff for sale outside the building.

Mr. Abent responded that they have built stores where communities prohibited outdoor display. He said Clam Lake can make it a condition of the Special Use Permit.

Vice-Chair Stahl asked when they planned on breaking ground.

Ms. Meyer said that they are behind because of the Township.

Mr. Abnet said they would like to get going by October.

Member Morin asked how long for construction.

Mr. Abent replied that they have done them in 39 days, but the rule is 3 months from ground breaking to opening.

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

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

Motion by Member Morin supported by Member Flint to approve the Ordinance to Amend the Interim Zoning Ordinance of the Township of Clam Lake, A Temporary Moratorium on New Commercial Development and Commercial Redevelopment in the M-55/M-115 Corridor” and refer said Ordinance to the Township Board for their consideration.

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

**UNFINISHED BUSINESS:**

1. **Dollar General Special Use Permit/Site Plan Review – Tabled from May 24, 2018 Planning Commission Meeting**

Vice-Chair Stahl stated that the Dollar General Special Use Permit/Site Plan Review for the Old Frosty Cup Site was tabled at the May 24, 2018 Planning Commission Meeting to give the Planning Commission time to digest all the comments and correspondence from the public Hearing. In light of the Township Board Resolution for a Temporary Moratorium on Commercial Development and Commercial Redevelopment on the M-55/M-115 Corridor and the Planning Commission’s Ordinance to Amend the Zoning Ordinance for the same and that she would entertain a motion.

Motion by Member Morin supported by Member Flint to table the Dollar General Special Use Permit/Site Plan Review Application until the July 26, 2108 Planning Commission Meeting.

YEA: Morin, Stahl, Flint

NAY: None

Motion carried.

**NEW BUSINESS:**

1. **Zoning Ordinance Update**

Vice-Chair Stahl stated that the next Zoning Ordinance Update Meeting is July 26, 2018 at 5:00 p.m.

**OTHER BUSINESS –** none

**ADMINISTRATIVE ITEMS -** none

**ADJOURNMENT**

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

YEA: Stahl, Morin, Flint

NAY: None

Motion carried.

Meeting adjourned 6:37 p.m.

**Next Meeting – July 26, 2017 at 5:00 p.m.**