

PLANNING COMMISSION MINUTES

JUNE 6, 2022

The Clam Lake Township Planning Commission 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

Benson – Present

Flint – Present

Long – Present

Carroll - Present

Planning Commissioners Present: Stoutenburg, Benson, Flint, Carroll, Long

Planning Commissioners Absent: None

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Sandy Marvin; Pete Ludviksen, Director of Operations Channel 9&10 News and Josh Trust, COO of Channel 9&10 News

**APPROVAL OF MINUTES**

Motion by Member Flint seconded by Member Carroll to approve the March 21, 2022, minutes as presented.

YEA: Benson, Stoutenburg, Flint, Carroll, Long

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

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

YEA: Stoutenburg, Benson, Flint, Carroll, Long

NAY: None

Motion carried.

**PUBLIC COMMENT:** None.

**SCHEDULED PUBLIC HEARINGS:**

1. Special Use Permit Request – Arbutus – 2109-12-3202

A portion of this parcel was rezoned from Residential to Forest-Recreational in September 2021. The Petitioner would like to construct a 30 x 40 pole building for which a Special Use Permit is required for an accessory building as a principal use.

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

Roll Call:

Stoutenburg – Yes

Benson – Yes

Flint – Yes

Long – Yes

Carroll – Yes

Motion carried.

Chairperson Stoutenburg asked if there was going to be water and plumbing in the proposed pole building.

Sandy Marvin responded no, but there may be electrical down the road. She said there is an existing old pole barn with a dirt floor that is not nice enough for toy storage.

Motion by Member Benson supported by Chair Stoutenburg to close the Public Hearing.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Flint – Yes

Long – Yes

Carroll – Yes

Motion carried.

Motion by Member Benson supported by Member Long to grant the Special Use Permit as presented.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Flint – Yes

Long – Yes

Carroll – Yes

Motion carried.

1. Special Use Permit/Site Plan Review Application Request – 1 Broadcast Way Parcel #2109-16-2401

Please recall a portion of this parcel (38.13-acre) was rezoned from R-R (Resort-Residential) to A-R (Agricultural-Residential) in April 2022 with the intended use by the applicant to grow organic field crops and orchard which would be a permitted use by right. The Petitioner would like to construct an Agriculture Event Facility on part of the Resort-Residential portion that would require a Special Use Permit/Site Plan Review.

Motion by Member Flint supported by Member Benson to open the Public Hearing

Roll Call:

Benson - Yes

Stoutenburg - Yes

Flint – Yes

Carroll – Yes

Flint - Yes

Motion carried.

Member Benson asked if there will be rooms to rent.

Josh Trust responded that there will be four (4) motel-style rooms.

Member Benson questioned if the kitchen was going to be a general use kitchen.

Josh Trust replied that it was going to be a full commercial kitchen. He stated that the facility was going to be a “working barn”, farm-to-table, ghost kitchen, introduction for people of all ages to healthy eating. He added that it was going to be an amazing facility for the community.

Member Carroll asked the Zoning Administrator if she had received any public input. She responded no.

Member Benson questioned if the facility is located in the DDA District. Zoning Administrator Warda replied yes.

Member Carroll stated that more people are good for the DDA.

Discussion followed regarding possible outdoor music or movies. Josh Trust added that it would have to be in harmony, facing the farm area towards M-115.

Chair Stoutenburg said he was satisfied with the materials provided.

Josh Trust said they are very excited with the project; a place of gathering, teaching, and celebration.

Motion by Member Carroll supported by Member Flint to close the Public Hearing and go back in regular session.

Roll Call:

Benson - Yes

Stoutenburg - Yes

Flint – Yes

Carroll – Yes

Long - Yes

Motion carried.

Chair Stoutenburg stated that it will be nice to have this project in our community.

Motion by Member Carroll supported by Member Long to recommend the Site Plan to the Township Board as presented.

Roll Call:

Benson - Yes

Stoutenburg - Yes

Flint – Yes

Carroll – Yes

Long - 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 Member Carroll supported by Member Benson to adjourn the Planning Commission Meeting.

YEA: Benson, Flint, Stoutenburg, Carroll, Long

NAY: None

Motion carried.

Meeting adjourned 6:26 p.m.

**Next Regular Meeting – Monday July 25, 2022**

Cindy Warda, Zoning Administrator