

PLANNING COMMISSION MINUTES

June 26, 2023

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 – Arrived at 6:16 pm

Long – Present

Carroll - Present

Planning Commissioners Present: Stoutenburg, Benson, Carroll, Long, Flint arrived at 6:16 pm

Planning Commissioners Absent: None

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Bob Meyer and Alan Devereaux representing Eldorado Golf Course

**APPROVAL OF MINUTES**

Motion by Member Long seconded by Member Benson to approve the April 24, 2023, minutes as presented.

YEA: Benson, Stoutenburg, Carroll, Long

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Carroll 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 Application – 7602 E 46 ½ Rd – 2109-20-4201 and 2109-20-4101

Chairperson Stoutenburg stated that the purpose of the meeting is to review a rezoning application for an 82.77 M/L acre parcel to rezone from A-R (Agricultural-Residential) to C-1 (Light Commercial). The intended use by the applicant is a hotel and commercial businesses, which if rezoned would require Special Use Permits. These parcels are across 46 1/2 road from the Eldorado Golf Course parcel and run along US 131.

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

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Carroll – Yes

Motion carried.

Bob Meyer thanked the Township for its support 27 years ago for the Eldorado Golf Course.

Mr. Meyer stated that the City has sanitary sewer available, and that the City made a deal with Clam Lake Township. He stated that the US 131 Mack Trail Corridor is in need of sanitary sewer. He added that over 30,000 people play the Eldorado Golf Course due to staff and groundskeepers. He said it was ranked 11th as best golf course and 21st as best condition golf course. He said he hopes he can get sanitary sewer.

Dave Vigne of 7880 S Mackinaw Tr said he was the General Manager of Evergreen Golf Course, and they are in support on the sewer end.

Bob Grostick of 7774 Mackinaw Tr said he is down from Evergreen and sees them pumping their septics and thinks sewer will help.

Sue Dunham of 6570 E 48th Rd asked Mr. Meyer to define “development”.

Bob Meyer stated that they can’t do commercial development if they can’t get sewer. As to development, he said it depends on who is interested and would compliment the Eldorado. He said Mariotte Courtyard has expressed interest.

Brad Marine of 9921 S 39 Rd stated that he looked at the Township’s Master Plan. He referred to the headwaters of the Pine River and under the Naturals Rivers Act by the DNR they are asked to be shown. He said a lot of runoff would go to that watershed with commercial development from roofs and parking lots. He said the Natural Rivers Act restricts development to residential. Mr. Marine added that Master Plan survey shows residents don’t want commercial development.

Mr. Meyer said he looked into this. He said the Eldorado is tested coming in and leaving, that it is a filtering system.

Mr. Marine stated that in the Master Plan survey, residents want more vacant land. He said Mr. Meyer would take it to a new level with commercial.

Mr. Meyer said the water wouldn’t be discharged from the parcel.

Mr. Marine responded that not one parcel of Pine River Watershed is zoned commercial. He added that the Master Plan survey says residents like the rural character. He said the Master Plan says there is not a big push for sewer.

Member Carroll stated that the DDA Master Plan is different than the Township’s Master Plan.

Gordon Roush of 7865 E 50 Rd stated that he owns 15 acres north of the golf course and 100 acres on the south side. He asked if they were looking at both water & sewer as he has concerns a private well would affect the water table.

 He asked if the proposed change is made, what happens to the next parcel & the next parcel that wants rezoning, that it is open ended. He raised concerns over the hotel with strangers wandering on his properties and leaving trash. He said the golf course already dumps yard waste on his property. He said he is also concerned with lighting and noise from any development. Mr. Roush added that 48 Mile Rd continues through his 100 acres to the south, it isn’t used much, but if hotel & commercial allowed he feels the road would be improved and impact his property.

Larry Roderick of 7370 E 46 ½ Mile Rd stated he would rather have residential. He said they have had big offers on his property, but it is home and he promised his boys it would always be home. He said he is concerned with adding more runoff as the parcel is hilly. He said there have been rumors of a casino, hotels aren’t filled now so we don’t need another one. He said it is a quality-of-life issue, let us live in peace.

Motion by Chairperson Stoutenburg supported by Member Benson to close the public hearing and go back into regular session.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Flint – Yes

Carroll - Yes

Motion carried.

Chairperson Stoutenburg stated that when we did our zoning, we had a big turnout. He said our farmland and recreational land were supported by the community.

Member Benson said there is more property that is adequately zoned for commercial.

Chairperson Stoutenburg stated that the “in” projects are Amazon warehouse type projects. He said there is no commitment from the owner. He said he thinks we need to support our Master Plan and Zoning the way it is.

Member Carroll spoke as to DDA aspects. He said the Subject Property is not currently in the DDA. He said the City has agreed to provide sanitary and water to the DDA District. He suggested that Mr. Meyer check the roadblocks on sewer with the City.

Motion by Chairperson Stoutenburg supported by Member Benson to NOT recommend rezoning on the Subject Parcels to the Township Board at this time.

Roll Call:

Stoutenburg – Yes

Benson – Yes

Long – Yes

Flint – Yes

Carroll - No

Motion carried.

**UNFINISHED BUSINESS:**

1. Pioneer Update – Zoning Administrator gave an update to the Planning Commission, that the demolition is complete and will be listed for sale.

**NEW BUSINESS:** None

**OTHER BUSINESS:** None

**ADMINISTRATIVE ITEMS:** None

**ADJOURNMENT**

Motion by Chairperson Stoutenburg supported by Member Long to adjourn the Planning Commission Meeting. Motion carried. Meeting adjourned 6:45 p.m.

**Next Regular Meeting – Monday July 24, 2023**

Cindy Warda, Zoning Administrator