

PLANNING COMMISSION MINUTES

MARCH 22, 2018

The Clam Lake Township Planning Commission Regular 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

Wade – Present

Flint – Absent

Morin – Present

Stahl - Present

Planning Commissioners Present: Stoutenburg, Wade, Stahl Morin

Planning Commissioners Absent: Flint

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Claire Karner, Planning Consultant; Dale Rosser, Zoning Board of Appeals Chairperson; Steve Kitler, Township Supervisor; Scott Kleinsorge, DDA Member

**APPROVAL OF MINUTES**

Motion by Member Wade seconded by Member Morin to approve February 22, 2018 minutes as presented.

YEA: Wade, Morin, Stahl, Stoutenburg

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Morin seconded by Member Wade to approve agenda.

YEA: Wade, Morin, Stahl, Stoutenburg

NAY: None

Motion carried.

**PUBLIC COMMENT:** None

**SCHEDULED PUBLIC HEARINGS:**

1. Draft Master Plan Public Hearing

Motion by Member Morin supported by Member Wade to open the Public Hearing on the Draft Master Plan

YEA: Wade, Morin, Stahl, Stoutenburg

NAY: None

Motion carried.

Chairperson Stoutenburg requested that anyone that has public comment to please give their name and address for the record.

Beckett & Raeder Planning Consultant Claire Karner stated that the Planning Commission has been working on the long-range vision for the Township and that this Public Hearing is just after the 63-day comment period. Ms. Karner said that the changes can be incorporated into the Draft Master Plan for the Planning Commission to adopt at the next Planning Commission meeting.

Mr. & Mrs. Vokes of 6581 S. Crosby Road were concerned with the Future Land Use designation of Mixed Neighborhood Housing when they are Forest-Recreational now.

Ms. Karner explained that the Forest Recreational is their current zoning and the Future Land Use Map does not change the zoning. The Future Land Use Map is for Future Planning.

Mary Jane Sterner of 8423 Myshelle Lane stated she lives in Crestview Estates in an area of Residential. She said she purchased adjoining 30 acres that is designated as Mixed Neighborhood Housing and that she does not want affordable housing. She added that they don’t want wind turbines either, that they are eyesores.

Chairperson Stoutenburg responded that the wind turbines would be addressed when the zoning ordinance is updated.

Township Trustee Bill Benson questioned the Future Land Use Map on 46 Road, he said half of it is Residential and the other half is Mixed Neighborhood Housing.

Ms. Karner replied that the Future Land Use Map is not a Zoning Map. The Future Land Use Map informs goals over the next 20-30 years. She said the Planning Commission is trying to identify areas for growth. She added that Mixed Neighborhood Housing is not necessarily high density.

Michael Barns of 8981 E. 46 Rd also question the half Residential & half Mixed Neighborhood Housing on 46 Rd.

Ms. Karner responded that the lines must be drawn somewhere, that it is more general in scope and not a black and white boundary line.

Ms. Karner said that she will gather input from the Planning Commission and the public and take the recommendations in to account.

Mr. Vokes of 6581 S. Crosby Rd questioned the “Growth & Investment” area.

Zoning Administrator Warda pointed out to the Planning Commission that the Growth & Investment Area is a separate map on page 49 of the Draft Master Plan.

Jennifer Mitchell of 833 Arbutus asked when the Zoning Ordinance was going to be updated.

Zoning Administrator Warda responded that after the Planning Commission adopts the Master Plan, the Master Plan will then be presented to the Township Board for their consideration, then the Planning Commission can start working on the Zoning Ordinance.

Ella MacLean of 635 Arbutus said she doesn’t understand. She said the survey was filled out and 80% ranked rural and single family as very important. She said we don’t want all this development, that is why we live in Clam Lake Township. She said we don’t want subsidized housing.

Ms. Karner replied that some impetus for mixed housing was the County Housing Study through AES (Alliance for Economic Success) that indicated that more housing diversity is needed.

Township Trustee Benson questioned the Growth & Investment area, as he has ag zoned property.

Chairperson Stoutenburg responded that those were the areas identified for growth.

Zoning Board of Appeals Chairperson Rosser stated that if you have ag land, it stays ag land. He said you sell to a developer, the Master Plan will guide the development.

Mr. Rosser made a statement about affordable housing. He said that we don’t have homes for first time buyers or good rental housing. He added that the Master Plan looks at a way to control growth. He said there are also Special Use Permit processes in place.

Mr. Rosser said Clam Lake Township wants to put a plan in to control development; for what can develop down the road and where could things change.

Motion by Member Stahl supported by Member Wade to close the Public Hearing.

YEA: Wade, Morin, Stahl, Stoutenburg

NAY: None

Motion carried.

Motion by Chairperson Stoutenburg to recommend updating the Future Land Use Map with the following:

* Change the triangle on 46 Road from orange (Mixed Neighborhood Housing) to yellow for Residential.
* Change the area abutting Crestview from Mixed Neighborhood Housing to Residential, leaving the area along Mackinaw Trail as Mixed Neighborhood Housing.
* Change the Regional Commercial on N. Mitchell to Local Commercial.

Member Stahl Supported the motion.

YEA: Wade, Morin, Stahl, Stoutenburg

NAY: None

Motion carried.

Ms. Karner reviewed her March 15, 2018 Memo as to text edits.



Motion by Member Wade supported by Member Stahl to approve the text edits as per the March 15, 2018 Memorandum.

YEA: Wade, Morin, Stahl, Stoutenburg

NAY: None

Motion carried.

Ms. Karner stated she will make the edits for the Planning Commission to review and to adopt the Draft Master Plan at next month’s Planning Commission meeting.

**UNFINISHED BUSINESS: none**

**NEW BUSINESS - none**

**OTHER BUSINESS - none**

**ADMINISTRATIVE ITEMS -** **none**

**ADJOURNMENT**

Motion by Member Stahl seconded by Member Morin to adjourn the Planning Commission Meeting.

YEA: Stoutenburg, Stahl, Wade, Morin

NAY: None

Motion carried.

**Next Meeting – April 26, 2017 at 6:00 p.m.**

Meeting adjourned 7:10 p.m.