

PLANNING COMMISSION MINUTES

March 21, 2022

The Clam Lake Township Planning Commission Meeting was called to order by Chairperson Stoutenburg at 6:03 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 – Absent

Carroll - Absent

Planning Commissioners Present: Stoutenburg, Benson, Flint

Planning Commissioners Absent: Long, Carroll

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Pete Ludviksen, Director of Operations Channel 9&10 News

**APPROVAL OF MINUTES**

Motion by Chairperson Stoutenburg seconded by Member Flint to approve the February 28, 2022, minutes as presented.

YEA: Benson, Stoutenburg, Flint

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

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

YEA: Stoutenburg, Benson, Flint

NAY: None

Motion carried.

**PUBLIC COMMENT:** None.

**SCHEDULED PUBLIC HEARINGS:**

1. Rezone Application Request – 1 Broadcast Way Parcel #2109-16-2401

Purpose of the meeting is to review a rezoning application for a 38.13-acre parcel to rezone from R-R (Resort-Residential) to A-R (Agricultural-Residential). The intended use by the applicant is grow organic field crops and orchard which would be a permitted use by right if rezoning is approved.

Motion by Member Benson supported by Chairperson Stoutenburg to open the Public Hearing

Roll Call:

Benson - Yes

Stoutenburg - Yes

Flint - Yes

Motion carried.

Mr. Ludviksen was present and stated that they would like to take the open field to farm veggies, berries, and orchard.

Chairperson Stoutenburg inquired as to what prompted this request.

Mr. Ludviksen responded that it is a passion project for the owner, that the owner grew up with parents that grew natural foods out of the ground. He added that they would like to expand such as a community garden on the 20 acres on the southside.

Discussion followed on the parcel’s past farming prior to 9 & 10 News ownership.

Mr. Ludviksen said that for Phase II, they would like to put in a barn to host events with a full commercial kitchen.

Chairperson Stoutenburg as if 9&10 have worked with MSU Extension.

Mr. Ludviksen responded that they hired a farmer that has worked with organic gardening, east coast stuff. Also working with a MSU Grad, under a mentor in organic gardening from Park City Utah, as this would be her first project. Mr. Ludviksen passed out a proposed plot plan for the gardens.

Discussion followed on the old irrigation system.

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

Roll Call:

Benson - Yes

Stoutenburg - Yes

Flint - Yes

Motion carried.

Chairperson Stoutenburg asked if the Township is losing anything by giving up recreationally zoned property.

Members Flint and Benson responded no.

Motion by Member Flint supported by Member Benson to recommend the rezoning request to the Township Board as presented.

Roll Call:

Benson - Yes

Stoutenburg - Yes

Flint - Yes

Motion carried.

**UNFINISHED BUSINESS:**

1. Pioneer Update – Zoning Administrator gave an update to the Planning Commission.
2. Rec Plan – No update

**NEW BUSINESS:** None

**OTHER BUSINESS:** None

**ADMINISTRATIVE ITEMS:**

**ADJOURNMENT**

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

YEA: Benson, Flint, Stoutenburg

NAY: None

Motion carried.

Meeting adjourned 6:22 p.m.

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

Cindy Warda, Zoning Administrator