

PLANNING COMMISSION MINUTES

May 24, 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 – Present

Morin – Present

Stahl - Present

Planning Commissioners Present: Stoutenburg, Wade, Stahl, Morin, Flint

Planning Commissioners Absent: None

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Dale Rosser, Zoning Board of Appeals Chairperson; Steve Kitler, Township Supervisor

**APPROVAL OF MINUTES**

Motion by Member Flint seconded by Member Wade to approve the April 26, 2018 minutes as presented.

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

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

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

**PUBLIC COMMENT:** None

**SCHEDULED PUBLIC HEARINGS:**

1. Rezone Request – Mackinaw Trail – No Address Vacant Land – 2109-21-2102

Motion by Member Wade supported by Member Flint to close the meeting regular session.

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

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

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

Brian Kunkle was present on behalf of the proposed Maple Ridge Living Center of Cadillac. He said they propose an 11,000-sf assisted living facility.

Zoning Administrator Warda stated that the parcel is currently zoned Commercial and for an assisted living facility, a residential type zoning is required. She said there is Agricultural-Residential across the road, so it would not be spot-zoning. She said although the intent of the rezoning request is for an assisted living facility, the Planning Commission must look at all the uses permitted if the parcel is rezoned to Ag-Res. Zoning Administrator Warda provided the A-R District Regulations to the Planning Commission.

Dave Dunbar of 8908 Lamplighter Ln stated that he thought that an assisted living facility would be a quiet use with good visibility.

Michael Barnes of 9891 E. 46 Rd asked if the proposed facility was going to be one-story 20-unit with any plans for expansion.

Mr. Kunkle replied yes and would have a partial basement. He said they may expand under state license. He said that they have Maple Ridge in Lake City which is very well maintained. He added that they have been doing this for 20 years.

Brian Fauble of 9077 S. Mackinaw Trail said he lives across the street and asked about the utilities.

Mr. Kunkle responded that they plan on a 4” well and engineered pump septic system.

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

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

Motion by Member Stahl supported by Member Wade to open the meeting regular session.

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

Motion by Member Flint supported by Member Stahl to recommend the rezone request as presented to the Township Board for its consideration.

ROLL CALL VOTE:

Stoutenburg – Yes

Wade – Yes

Flint – Yes

Morin – Yes

Stahl - Yes

NAY: None

Motion carried.

1. Special Use Permit/Site Plan Review – Dollar General – 2257 Sunnyside

Motion by Member Wade supported by Member Flint to close the meeting regular session.

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

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

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

Jason Raleigh of AR Engineering LLC stated that the project is a Dollar General on Sunnyside at M-115, the old Frosty Cup site. He said the existing site is a large gravel lot with broken asphalt. He said it is approximately two (2) acres, with limits of the lake and the wetlands.

Mr. Raleigh said the building is the farthest location from the lake and that they worked with MDOT to align the drive with Sunnyside and restricted to a one drive access. He added that there will be 39 parking spaces (Note: the ZBA approved 39 spaces versus 49 required by Ordinance).

Mr. Raleigh stated that the drainage will curve around to an underground system. He said the Drain Commissioner would not review the drainage plan as the Township had not adopted their standards; but the plan is drawn as per the County standards. He said between the building and the neighbor, there is a small swale, so there will be no drainage issues for the neighbor. He added that they have the sign off for Soil Erosion & Sedimentation.

Mr. Raleigh said the site will use the existing public sewer and will drill a new well and abandon the existing well.

Mr. Raleigh said that MDOT approved the drive, that they are waiting for the release. He said MDEQ is going through items on their end. He said he is good with the outside agencies.

Mr. Raleigh stated that the dumpster will be board on board. He said that he worked with the Township to maximize landscaping; trees, shrubs & mulch.

Mr. Raleigh said the building elevation shows split-face block. He said all lighting on the building will be directed downward.

Peter Oleszczuk of Midwest V stated that the building is a pre-engineered building with the front bronze and the sides tan.

Mr. Raleigh said that they looked at what is required in the Ordinance.

Member Flint asked about the on-site snow removal/storage with the proximity of the lake and the wetlands.

Mr. Oleszczuk responded that the snow will be trucked off.

Chairperson Stoutenburg asked if this will be a land lease.

Mr. Oleszczuk answered that he will buy the property, build the building and lease the building. A 15-year lease, triple net with a 5-year renewal.

Member Flint questioned a pedestrian sidewalk.

Mr. Raleigh responded that MDOT said no plan at this time. He said if the Township wants to reach out, then MDOT will review.

Zoning Administrator Warda brought up the issue of outdoor cardboard storage carts. She provided pictures of the Evart, Reed City & Cadillac Dollar Generals.

Mr. Oleszczuk replied that there is dedicated space inside. He said the cardboard gets sent back to the distribution center on-demand. He said they only need one dumpster and the dumpster enclosure is designed for two, so they could put some rolling carts in the enclosure.

Mr. Raleigh stated that the Fire Department signed off on the site plan.

Mr. Oleszczuk said that he wants to work with the community to aesthetically fit.

Member Flint asked about the side of the building coming in to town.

Mr. Oleszczuk responded that it is pretty well screened with woods except for the sign.

Zoning Administrator Warda stated that she had received several e-mails and phone messages the last couple days that she copied and gave to the Planning Commission prior to the meeting, that they haven’t had a chance to review.

Wayne Fox, owner of the Cadillac Sands, said that they just had a forum talking about the beautification of M-115/M-55. He said that both sides of the Causeway plan to honor Vets. He stated that if the Sands Sale is consummated; there will be 4-star full service with a resort, marina and four-star restaurant. He said they are looking for “wow factor” and he doesn’t think a Dollar Store is wow factor.

Tim Wolak of 1907 Sunnyside said his house is about half a mile down Sunnyside. He said if there was a Dollar General at this locale, he wouldn’t have bought the house. He added that he doesn’t think it fits in with the theme. He said there are places for Dollar Stores, but that is not a proper location. He added that there are several homes on Sunnyside.

Eric Baker of 114 Doral said he is generally supportive of development, but not at that site. He said as to safety, it is a dangerous corner now and will be more dangerous with a Dollar General. He stated that this is not the best use of this corridor, not tourist. He said we have unique beauty, don’t want to marry it with a box store. He added that he participated in the Corridor Study meeting, that the municipalities can work together.

Sheila Denison of 8057 Cherry Lane said she supports growth but not increased traffic. She said that over the last 10 years, there have been 30 accidents and one fatality at that intersection. She said Dollar General doesn’t seem to fit the recreational area of Cadillac West. She asked the Planning Commission to be a voice for positive change in the area.

Mary Burki of 2403 Sunnyside Dr said she owns the business across the street from the old Frosty Cup and that it is very congested and dangerous. She stated that she likes Dollar General, but not at that site, takes away from the wow factor that we want.

Gary VanHouten of 1822 Shadyside Dr said he is opposed at this location. He said at the Frosty Cup, they went for the view. He said you don’t go to Dollar General for the view. He said he doesn’t think it fits in with Cadillac West and he hopes the Planning Commission will deny it.

Rebecca Krannitz of 8372 Crestview said she is opposed, it is beautiful land. She added that it gets so congested and with no walkway.

Michael Barnes of 8981 E 46 Rd stated his concerns with type of facility. He thinks all plastic bags will end up in Lake Cadillac.

Sue Mellema of 688 Holly Rd said she supports Eric Baker’s comments. This is the entrance to Cadillac West. She said just a week ago, was the M-115/M-55 meeting. She said there is another Dollar General and two other dollar-type stores in the Cadillac area.

Pam Burk of 7697 E 24 Rd said she owns the Waterfront Restaurant. She said she likes the store but doesn’t like the clothes racks out front. Thinks it would look really bad.

Keith Terwilliger of 7231 S 44 Rd said it seems like the timing is off, that it seems hasty. He said hundreds of cars and no effective way for pedestrians. He mentioned that his yard became a catch-all for drainage for his subdivision. He said he has concerns that this is not planned properly. He suggested an old-fashioned bait shop, something that will add to the lakes. He agreed with the plastic bag pollution issue.

Dave Newhause of 9371 Mockingbird Ln stated that his wife goes to Burki’s just to watch the geese. He said Dollar General doesn’t fit. He said we need to plan for the community, to take advantage of the Lakes. He added that at the M-115/M-55 meeting, they said there are 13,000 cars daily, that he can see accidents with cars jetting across the highway.

Tim Dewey of 6925 29 ½ Rd stated that downstate everyone that comes up complains of the traffic on M-115. He asked if all the dark area on the site plan was parking.

Mr. Raleigh responded yes, the dark area is parking.

Mr. Terwilliger stated that the Manistee Dollar Store blocks the view of the restaurant.

Mr. Raleigh said that the store managers are local to the community.

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

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

Motion by Member Morin supported by Member Stahl to open the regular meeting.

YEA: Wade, Morin, Stahl, Stoutenburg, Flint

NAY: None

Motion carried.

Motion by Member Stahl supported by Member Wade to table the Special Use Permit/Site Plan Review for the Dollar General in order to gather information.

ROLL CALL VOTE:

Stoutenburg – Yes

Wade – Yes

Flint – Yes

Morin – Yes

Stahl - Yes

NAY: None

Motion carried.

**UNFINISHED BUSINESS:**

1. Zoning Ordinance Update

Zoning Administrator Warda asked the Planning Commission if they would like to meet at 5 p.m. prior to the regular meetings to work on the zoning ordinance update since our agendas have been busy. The Planning Commission agreed.

1. Master Plan replacement pages

Zoning Administer Warda stated that there were two Master Plan replacement pages in your packet. Page 34 changed Maguires to Evergreen and added the Eldorado plus a new title page reflecting the date of the changed page,

**NEW BUSINESS:**

1. Corridor Study M-115/M-55

Zoning Administrator Warda stated that a copy of the Corridor Study was provided in your packet, which some of the Dollar General Public Hearing referred to.

Joy VanDrie of the Cadillac Visitors Bureau stated that the Corridor Study is not a short-term project, that there will be phases. She said it is a great opportunity for all of us to work together. She suggested inviting John Sych of Networks Northwest to your next meeting.

**OTHER BUSINESS –** none

**ADMINISTRATIVE ITEMS -** none

**ADJOURNMENT**

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

YEA: Stoutenburg, Stahl, Wade, Morin, Flint

NAY: None

Motion carried.

**Next Meeting – June 28, 2017 at 5:00 p.m.**

Meeting adjourned 6:58 p.m.