

PLANNING COMMISSION MINUTES

November 15, 2018

The Clam Lake Township Planning Commission Zoning Ordinance Work Session was called to order by Chairperson Stoutenburg at 5:03 p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

Planning Commissioners Present: Stoutenburg, Morin, Wade

Planning Commissioners Absent: Flint

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Claire Karner, Beckett & Raeder

**ZONING ORDINANCE WORKSESSION**

Claire Karner from Beckett & Raeder reviewed her October 25, 2018 Summary of Changes to the Wexford Interim Zoning Ordinance. Discussion followed. Chairperson Stoutenburg asked Zoning Administrator Warda if she emailed former Wexford County Zoning Administrator Mike Green to request a copy of the Wind Energy Ordinance the County Planning Commission was working on. Zoning Administrator Warda responded that she emailed Mr. Green and had not yet received a response. Chairperson Stoutenburg provided a phone number for Mr. Green for Zoning Administrator Warda to call.

Zoning Administrator Warda reviewed some of her notes on the Articles and will email the other notes to Ms. Karner. Next work session will resume on page 19.

Motion by Member Wade supported by Member Morin to adjourn the work session.

YEAS: Stoutenburg, Wade, Morin,

NAYS: None

Motion carried.

Work session adjourned at 6:00 p.m.

The Clam Lake Township Planning Commission Zoning Regular Meeting was called to order by Chairperson Stoutenburg at 6: p.m. at the Clam Lake Township Hall located at 8809 E. M-115, Cadillac, MI 49601.

**ROLL CALL**

Stoutenburg – Present

Morin – Present

Wade – Present

Flint – Absent

Planning Commissioners Present: Stoutenburg, Wade, Morin

Planning Commissioners Absent: Flint

Planning Commission Staff Present: Zoning Administrator Warda

**APPROVAL OF MINUTES**

Motion by Member Morin seconded by Member Wade to approve the October 25, 2018 minutes as presented.

YEA: Stoutenburg, Wade, Morin

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Wade seconded by Member Morin to approve the agenda as presented.

YEA: Stoutenburg, Wade, Morin

NAY: None

Motion carried.

**PUBLIC COMMENT:** None

**SCHEDULED PUBLIC HEARINGS:**

1. Rezone Request – K & K Forest Products – 8515 E M-115 Hwy – 2109-21-4201

Rezone request from Residential to Heavy Commercial (C-2) to allow 450 mini storage units upon build out. 225 Units Phase I

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

**ROLL CALL**

Stoutenburg – Yes

Morin – Yes

Wade – Yes

Flint – Absent

Motion carried.

Mr. Timmons stated that Phase I would be 225 units with potential of Phase II for another 225 units for 450 total. He said that he read the Master Plan and based on Res/Ag, the Master Plan is based on the needs of the community. He said within 3o miles, it is hard to find available storage units. Mr. Timmons said there is business to the west, south rentals, that they are on the edge of residential. He said he believes it would benefit the community and not have negative impact. He said he talked to the Zoning Administrator, that they would put up a sound barrier & lights would shine downward.

Chairperson Stoutemburg asked who did the mini storage study.

Mr. Timmons responded that they got the study from the building supplier. He stated that the study said there is an average of 7.34 cars a day for 225 units. He said they called around and it was hard to find units available. He said 10 x 20 sized units are in big demand for quads, boats, etc.

Member Wade asked if they had any other storage unit developments.

Mr. Timmons responded that they do not have others.

Member Wade asked Mr. Timmons if he lived in the area.

Mr. Timmons responded that he lives in Bear Lake.

Mr. Kevin Proctor, the property owner of K & K Forestry Products stated that he hired Mr. Timmons to represent him as Mr. Timmons is familiar with the process.

Member Wade asked if the proposed development would be gated.

Mr. Timmons replied no, but it would be a high-end facility.

Chairperson Stoutenburg asked if anyone in the audience had any comments.

Mr. Peter Nemish of 20285 130th Ave, Tustin stated that he is a Coldwell Banker Broker and he thinks the Highest & Best Use is commercial. Mr. Nemish referred to the letter from the Land Contract Holder’s (Tom Taylor) Attorney David McCurdy, which reviewed the history of the parcel which has been used for business & commercial purposes since the 1950’s. The purpose of the letter states that the property is grandfathered due to continued business & commercial usage and that Mr. Taylor doesn’t want to lose that non-conforming status.

Zoning Administrator Warda stated that the subject property started using the parcel for business prior to the Zoning Ordinance. She said that continued use of the office building as continued office use is grandfathered, but if office use ceases for 18 months, the grandfathering is lost and the parcel can only be used for residential zoning permitted uses. She added that the subject parcel abuts a platted subdivision.

Holly Siewinski was present and stated that she is in the process of buying the Blue Gingham property across the street to the south. She said she is neutral on the rezone request.

Member Morin questioned the entrance.

Mr. Proctor responded that access would be off M-115.

Motion by Member Wade supported by Chairperson Stoutenburg to close the Public Hearing and go back into regular session.

**ROLL CALL**

Stoutenburg – Yes

Morin – Yes

Wade – Yes

Flint – Absent

Motion carried.

Chairman Stoutenburg stated that he is not interested in changing the zoning as per the Master Plan.

Zoning Administrator Warda stated that the DDA, which this parcel is in the Downtown Development District, feel that the proposed use is too intense and does not fit in with the Master Plan nor the Corridor Study.

Member Morin asked the intentions of the land contract buyer.

Mr. Proctor responded that he bought the parcel with the intentions of doing something with it and thought this made the most sense and would benefit the community.

Motion by Member Wade supported by Chairperson Stoutenburg to deny the rezone request with the fact that the Planning Commission worked hard on the Master Plan and want to keep this parcel as a buffer from the commercial to the residential.

**ROLL CALL**

Stoutenburg – yes

Morin – no

Wade – yes

Flint – Absent

The motion died from lack of support.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**OTHER BUSINESS:** None

**ADMINISTRATIVE ITEMS:** None

**ADJOURNMENT**

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

YEA: Stoutenburg, Wade, Morin

NAY: None

Motion carried.

Meeting adjourned 6:18 p.m.

**Next Meeting – December 20, 2018 at 6:00 p.m., Zoning Workshop 5:00 p.m.**