

PLANNING COMMISSION MINUTES

November 22, 2021

The Clam Lake Township Planning Commission Meeting was called to order by Chairperson Stoutenburg at 6:01 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 – Present

Carroll - Present

Planning Commissioners Present: Stoutenburg, Benson, Long, Flint, Carroll

Planning Commissioners Absent: None

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Robb Munger, James & Mike McGuire

**APPROVAL OF MINUTES**

Motion by Member Long seconded by Member Benson to approve the July 26, 2021, minutes as presented.

YEA: Stoutenburg, Benson, Long, Flint, Carroll

NAY: None

Motion carried.

**APPROVAL OF AGENDA**

Motion by Member Benson seconded by Member Carroll to approve the agenda as presented.

YEA: Stoutenburg, Benson, Long, Flint, Carroll

NAY: None

Motion carried.

**PUBLIC COMMENT:** None.

Motion by Member Carroll supported by Member Flint to close the regular meeting and open the Public Hearing.

Roll Call:

Stoutenburg - Yes

Benson - Yes

Long - Yes

Flint – Yes

Carroll - Yes

Motion carried.

**SCHEDULED PUBLIC HEARINGS:**

1. Rezone Request – 2109-09-3101 – 71.92 Acres - McGuire

Robb Munger of 11384 Wake Drive, Allendale, Michigan was present and said he came up to Cadillac five (5) years ago to look at the Wilcox building (currently 9 & 10 News). He said he talked to Mike McGuire about the 70-acre parcel that has been listed for a long time. He stated that he has developed 2,000 lots in his career and he doesn’t like rezones. He said the McGuire property has been in their family for 80 years and has not been farmed or used for the golf course.

 Mr. Munger stated that he picked up four (4) acres in the City that touches the McGuire property. He said he was just going to put apartments on the four (4) acres until Mike McGuire contacted him.

 Mr. Munger stated that there is an extreme need in Wexford and other counties for workplace apartments. He said the objective is for multi-family apartments that he will own and manage. He added that typically he does not sell his properties. He used the Old City Hall and the Better Bodies buildings as examples, demonstrating a pretty good track record.

Chairman Stoutenburg asked if the four (4) acre parcel was in the Township?

Mr. Munger responded that no, the property is in the City. He said he was looking into self-storage or apartments. He said the parcel has a water/sewer easement and that the City can extend utilities to the four (4) acre parcel.

Member Benson questioned the access to the McGuire parcel as the topography is pretty low.

Mr. Munger responded that was a great question. He said on the north side of Cadillac Tire is 66’ frontage.

Mike McGuire added that they kept the 66’ to access the property.

Member Flint asked about headlights from traffic coming in and out.

Mr. Munger said that they will have to look at light pollution, that access will be from Mitchell Street and Pearl Street. He said he would be looking at different light styles other than from Consumers.

Chairperson Stoutenburg asked if there were any engineered drawings.

Mr. Munger responded that his attorney recommended a straight rezoning because it will cost $20-25,000 at first blush for engineered drawings. He added that he spent over $100,000 before on engineered drawings before a different township denied it.

Mike McGuire said he was on the DDA Board many years ago and looked at running access off of Mackinaw Trail, adding that it doesn’t make sense now. He said the parcel has been for sale for 4-5 years and the biggest issue has been that all the developers want water and sewer.

Member Benson referred to Mr. Munger’s hand-out and stated that the City cannot do a PA 425 or annexation on the parcel as per the City/Township Agreement. He said he understands the need. He added that apartments were approved out at the TerriDee Property, and nothing is happening out there.

Mr. Munger responded that it is too expensive out there with all the lawsuits. He added that he will not be asking the State (MSHDA) for money. He stated that the rezone is reasonable for multi-units; that there are apartments, office, and mobile homes in the area. He said he is asking for the rezone, that he will have to bring a site plan to dig into the details. He stated that details are not required for a straight rezone.

Member Carroll stated that he thinks we can use non-income-based apartments.

Member Benson stated that that property hasn’t been farmed in 80-90 years.

Levon Garbooshian of 810 Seneca Place, Cadillac and CFO of the Wexford County Credit Union stated he came to support Robb Munger, that the CU financed Long Road Brewery and the River Street Warehouse. He stated that Mr. Munger has good follow thru. He said that he thinks the area needs this project and he doesn’t see a negative to a rezone. He said the CU will service the loan and syndicate, that he personally believes in Mr. Munger.

Mr. Munger stated that this would be a $35M project. He said he is only asking for the rezone, not approval of the project.

Motion by Member Benson supported by Chairperson Stoutenburg 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.

 Member Carroll asked about the process.

 Zoning Administrator responded that the Planning Commission would send their recommendation to the Township Board and the Township Board will decide if they wish to move forward with the rezone request.

 Member Carroll stated that the rezone request was discussed at the DDA level and the discussion went to water and sewer. He added that the property is never going to be used as agricultural.

 Member Benson stated that it probably would cost alot to turn it to Ag (farming).

 Member Carroll said in looking at the other uses permitted in the Resort-Residential zone list, he doesn’t have a problem with those if Mr. Munger doesn’t do the apartments.

 Member Benson stated that Mr. Munger has to come back with the Site Plan for approval.

 Member Carroll stated that the Resort-Residential zoning makes the property more useable for the McGuires.

 Discussion followed regarding applicant vs owner for the rezoning request.

 Motion by Member Carroll supported by Member Flint to recommend the rezone request as presented from Agricultural-Residential to Resort-Recreational to the Township Board.

 Roll Call:

 Stoutenburg - No

 Benson - Yes

 Long - Yes

 Flint - Yes

 Carroll - Yes

 Motion carried.

**UNFINISHED BUSINESS:**

1. Pioneer Update – Zoning Administrator stated that the next Zoom court date is November 29, 2021.
2. Rec Plan – Waiting for completion of the City’s updated Rec Plan

**NEW BUSINESS:** None

**OTHER BUSINESS:** None

**ADMINISTRATIVE ITEMS:** None

**ADJOURNMENT**

Motion by Chair Stoutenburg supported by Member Flint to adjourn the Planning Commission Meeting.

YEA: Stoutenburg, Benson, Long, Flint, Carroll

NAY: None

Motion carried.

Meeting adjourned 6:57 p.m.

**Next Regular Meeting – Monday December 20, 2021**

Cindy Warda, Zoning Administrator