

PLANNING COMMISSION MINUTES

SPECIAL MEETING

October 5, 2017

The Clam Lake Township Planning Commission Special 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. The purpose of the meeting is for a work session with Beckett & Raeder Planner Claire Karner as to the Master Plan documents: Draft Action Plan, Maps and Community Survey Results.

Planning Commissioners Present: Stoutenburg, Stahl, Morin

Planning Commissioners Absent: Wade, Flint

Planning Commission Staff Present: Zoning Administrator Warda

Others Present: Dale Rosser, Zoning Board of Appeals Chairperson;

Claire Karner, Beckett & Raeder; Steve Kitler, Township Supervisor; Karen Asher, Cadillac News

Motion by Member Stahl seconded by Member Stoutenburg to approve June 22, 2017 minutes as presented.

YEA: Stoutenburg, Stahl, Morin

NAY: None

Motion carried.

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

YEA: Stoutenburg, Stahl, Morin

NAY: None

Motion carried.

**Public Comment: none**

**Scheduled Public Hearings: none**

**Unfinished Business: Master Plan**

Beckett & Raeder Planner Claire Karner reviewed the Master Plan Survey results through Survey Monkey. She said a total of 348 individuals completed the survey. She said the majority of respondents identified as residents of the Township and only 12 individuals classed their property as commercial. She summarized the results as follows:

* *Please indicate the importance of each item when considering your choice to live in the township.* The top three responses were:
* Low Crime Rate
* Quality of Schools
* Rural Character
* *Please rank each item by level of importance.* Top three responses were:
* Amount of open space and natural areas in the Township
* Amount of agricultural land in the Township
* Shopping and dining opportunities in the Township
* *Rate each of the following economic growth opportunities as a priority for development in Clam Lake Township.* Top three responses were:
* Single Family Residential
* Recreation/Tourism
* Retail (Locally Owned)
* *How would you rate your satisfaction with the following public services?* Top three responses were:
* Law Enforcement
* Fire Protection
* Emergency Medical Services
* *Please rate how much of a problem, if at all, each of the following are in your neighborhood.* Responses:
* Street/Road Conditions – 38% felt Major/Moderate issue
* Property Maintenance – 31% felt Major/Moderate issue
* Weeds, Litter, Trash – 29% felt Major/Moderate issue
* Code Enforcement – 21% felt Major/Moderate issue
* *I would prefer the Township to…*
* Maintain current rate of growth – 43%
* Plan for new growth and development – 36%
* Discourage growth and development – 16%
* No opinion/Don’t know – 5%
* *Should Clam Lake acquire land to protect farms/natural features?*
* Yes – 53%
* No – 20%
* Undecided – 27%
* *Rate each of the following zoning issues as a priority for the township.*
* Junk/Trash – 80% felt High/Medium Priority
* Noise Regulations – 64% felt High/Medium Priority
* Waterfront Setbacks or other Shoreline Protections for Water Quality – 60% felt High/Medium Priority
* Farm Animals in Residential Areas – 37% felt High/Medium Priority
* Short Term Rentals – 37% felt High/Medium Priority
* Home Based Occupations – 40% felt High/Medium Priority
* Mother-in-Law or Accessory Dwelling Units – 33% felt High/Medium Priority
* *Would you support a Township millage to repair, upgrade existing roads, or build new roads?*
* Yes – 41%
* No – 29%
* Undecided – 30%
* *Would you support consolidation of garbage hauling services by Township or private entity?*
* Yes – 39%
* No – 25%
* Undecided – 36%
* *Would you be interested in roadside recycling services if available?*
* Yes – 59%
* No – 24%
* Undecided – 17%
* *Would you pay for new trails through increased taxes or available grants?*
* Yes – 26%
* No – 52%
* Undecided – 22%
* *Would you be supportive of a Township Park in Clam Lake?*
* Yes – 41%
* No – 34%
* Undecided – 25%
* *What amenities would you like to see in a Township Park?* Pavilion with picnic tables and playground equipment were most popular. Basketball court & ball fields had medium popularity.
* *Please feel free to comment in the text box below regarding any concerns you may have that were not addressed in this Survey.*
* Ms. Karner said she will send out a pdf file on the written comments. She highlighted a few of the comments:
* A number of people commended Clam Lake Township on local leadership and highlighted the reasons they live in Clam Lake – access to trails, rural land, and friendly people.
* There was strong support to pave certain gravel roads. Other public infrastructure recommendations included better directional and promotional signage, a desire for more recreational support for the Township to consider l amenities like ball fields, and a round-a-bout at the US 131 & M-115 intersection. There was also support for the Township to consider policy options like enacting a noise ordinance; updating the blight ordinance, re-examining building setbacks, short term rental guidelines, and speed limits at key intersections; and adopting an ordinance to regulate outdoor wood furnaces and outdoor burning.
* Support for policies to protect the lakes was also articulated such as implementing ‘no wake’ on inland lakes, adopting a septic ordinance, and other actions to protect water quality. There was considerable support for Township-wide garbage, recycling and composting and various levels of support for sanitary sewer system in the business district.
* In terms of private development, survey respondents would like to see better high-speed internet service providers, more retail stores, and there was varying levels of support and opposition for Cadillac Crossing and Cadillac Junction developments.
* *Survey Respondent Demographics*
* How many children live in your household?
* 0 – 77%
* 1 – 6%
* 2 – 9%
* 3 – 5%
* 4 – 2%
* 5+ - 0%
* *How long have you lived in Clam Lake?*
* *Less than 2 years – 7%*
* *2-5 years – 9%*
* *6-10 years – 10%*
* *11-20 years – 25%*
* *More than 20 years – 49%*
* *Please classify your residency in Clam Lake Township?*
* *Year-round Resident – 85%*
* *Seasonal Resident – 8%*
* *None of the above – 7%*

Member Morin said she is glad to see recycling responses, something that is attainable. Discussion on Ms. Green and that they don’t do glass.

Discussion on garbage collection, providers and garbage truck maintenance, millage & fees.

**Draft Action Plan**

Ms. Karner stated that she did the Draft Action Plan prior to the Survey results being compiled. She reviewed the Master Plan Vision Statement:



Discussion followed on funding for “Strong Neighborhoods” referencing blight issues such as MSHDA, HUD and Utility providers.

Township Supervisor stated that Dale Rosser and he spent over two (2) years on utilities, that it was the DDA’s priority for years, but the DDA have withdrawn from that.

Discussion followed on utilities, annexation and Rural Development Grants.

Township Supervisor Kitler said the DDA has a $50,000 grant for on-site beefed-up septic systems that require a groundwater discharge permit. He added that Highpoint has a big enough parcel for said system.

Mr. Rosser stated that within the DDA Budget, there was a line item to give grants (no interest loans), he thought $90,000, all earmarked for sewer, then the DDA changed direction.

Discussion followed on the possibility of the City selling water after they lost Cadillac Junction. Mr. Rosser said the City had to close some wells due to a plume and that he doesn’t think they have enough excess to sell water.

Discussion followed on Joint Meetings with the DDA and Township Board regarding the Future Land Use Map.

Discussion followed on the DDA, a possible road millage, and building a pavilion.

Member Morin said that outdoor venues are big with regards to building a pavilion.

Ms. Karner requested feedback on the Future Land Use Map.

**Administrative Items-** **none**

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

YEA: Stoutenburg, Stahl, Morin

NAY: None

Motion carried.

**Next Meeting – November 16, 2017 at 6:00 p.m.**

Meeting adjourned 7:40 p.m.