

CHIKAMING TOWNSHIP BOARD AGENDA

August 9, 2007

CALL TO ORDER

APPROVAL OF THE MINUTES OF THE July 12, 2007 regular meeting minutes.

TREASURER'S REPORT

APPROVAL OF AGENDA

OLD BUSINESS:

1. Jim Hutter will be present to discuss the 2006-07 fiscal year financial audit.
(Copy of draft with study agenda packet)
2. MERS Health Plan – Survey was given to all participants regarding increase in contribution to keep the same plan and share the 12% increase which was effective July 1, 2007. All but one person voted to keep the same plan and were willing to contribute toward the expense. Each participant would contribute 10% of the cost of the plan which would provide 50% of the increased premium. The Township would pick up the other 50%. New contribution rate: Single - \$55.57/mo. Couple - \$115.64/mo. Single with children - \$111.07/mo. Family - \$161.72/mo. Effective – September 1, 2007.
3. Appointment to Safety Commission to the seat vacated by John Glavin. (Recommendation from Safety Commission – Fred King)

NEW BUSINESS:

1. Accept resignation from Trustee Jack Gibson.
2. Planning Commission Issues: (copy of proposed August 8, 2007 minutes will be provided at August 9th meeting. Other information on possible items with study agenda packet)

A. Special Land Use Permit No. 166 – Bed & Breakfast in R-2 Residential Rural Estate District

Phyllis LaPorte, property owner at 8434 East Road, Lakeside, Property Code No. 11-07-0020-0010-01-6, is requesting a special land use permit under Article 6, section 6.04.4 which allows bed and breakfast establishments in an R-2 District with a special land use permit. The proposed 7-bedroom, 6-bath bed and breakfast will be located on a 2.5 acre parcel and be served by municipal water and sewer. An addition consisting of 4 bedrooms and 4 baths is also proposed. The Planning Commission voted to not recommend approval after holding a public hearing at the August 8, 2007 meeting.

B. Special Land Use Permit No. 167 – Bed & Breakfast in R-2 Residential Rural Estate District

Diane Frale, agent for potential buyer, Nancy Watson, is proposing a 5 bedroom bed and breakfast at 13827 Prairie Road, Harbert, Property Code No. 11-07-0015-0014-02-3, per Article 6, Section 6.04.4 which allows Bed & Breakfast establishments in an R-2 Residential Rural Estate District. The 2.12 acre parcel is served by municipal water and sewer. A proposed 20 ft by 30 ft addition for the proprietor's bedroom and bath to the existing house, is also planned. The Planning Commission voted to recommend approval after holding a public hearing at the August 8, 2007 meeting.

C. Special Land Use Permit No. 168 – Single-Family Residence in C-Commercial District

Marise Pannaralla, property owner at 13046 Red Arrow Hwy, Sawyer, Property Code No. 11-07-0010-0021-00-2, is requesting a special land use permit per Article 9, Section 9.03 which allows single family homes in a C-Commercial District
(Continued)

with a SLU. The property owner needs a rebuild letter for the mortgage company and the existing home is located within a commercial district which is 400 feet deep off Red Arrow Hwy. The remainder of the 6.11 acre parcel is zoned R-1 Single Family Residential. The home was built in 1965 and the property is served by municipal water and sanitary sewer.

The Planning Commission voted to recommend approval after holding a public hearing at the August 8, 2007 meeting.

D. Preliminary Site Plan Approval for Site Condominium – Woodhurst Beach Estates

Larry Frankle, attorney for property owner Jeff Sweet, is proposing a 10 single-family unit site condominium on a 9.11 acre parcel located on Ottawa and Huntington Drive in Sawyer, Property Code No. 11-07-0010-0010-21-3. The property is zoned R-1 Single Family Residential and the proposed lots will meet R-1 District regulations for lot size and road frontage. The development will consist of 10 lots, a private road, utility easements and a 1.58 acre “no-build out lot” for storm water retention. Municipal water and sanitary sewer are also proposed. The Planning Commission voted to recommend approval at their August 8, 2007 meeting.

E. Preliminary Site Plan Approval for Open Space Development – Harbert Prairie

Karl & Ginger Pottter and Mark Lyman & Anne Meszko, Harbert Prairie Partners, LLC, property owners of 22+ acres, Property Code No. 11-07-0015-0030-08-8 (part of the Chikaming Elementary School site that was sold), are proposing an open space preservation (OSP) development consisting of 17 single family home sites. The open space acreage is 11.80 acres, acreage for home sites is 8.15 acres and the road right-of-ways are 2.73 acres. The property is served by municipal water and sewer. The Planning Commission recommended approval at their August 8, 2007 meeting.

3. July 18, 2007 letter from Berrien County Road Commission; replace culvert crossing Weechik Road 1000 ft. east of Minnich Road. \$3,630.00.

4. ISSUES FROM SAFETY COMMISSION (Proposed minutes enclosed with study agenda packet)

A. F.D. Approve the purchase of nylon pager holders at cost of \$201.50.

B. F.R. Recommendation to extend warranty on the Tahoe. Approve spending up to \$2,500, \$500 deductible for 36 months, 36,000 miles.

COMMENTS FROM THE PUBLIC:

FIRST RESPONDER, FIRE, POLICE, WEB SITE AND ZONING ADMINISTRATOR’S REPORT

PAYING OF BILLS and ADJOURNMENT