

CHIKAMING TOWNSHIP PLANNING COMMISSION
AGENDA for
Wednesday, April 1, 2009 Meeting @ 7:00 p.m.

Regular Meeting

Welcome and introduce new member – Brad Clark – Flynn Road

Approval of minutes of February 4, 2009 regular meeting. (There was no meeting in March 2009)

Approval of agenda

OLD BUSINESS

none

NEW BUSINESS

Special Land Use Permit # 176 – Outdoor Serving Area – Padro’s Café Grill

1. Clarence Brown, dba Sprout Development LLC, is requesting a special land use permit to allow the existing outdoor concrete patio with an eight foot high privacy fence to be used as a full service dining, with bar service area, per Article 9, Section 9.03.13 of the Chikaming Township Zoning Ordinance No. 87, as amended. The existing restaurant is located at 12857 Three Oaks Road, Sawyer, Property Code Nos. 11-07-7140-0013-00-6 and 11-07-7140-0014-00-2.
Action: Set date & time for public hearing.

Lot Split and Combination

Property Code Nos. 11-07-7200-0007-00-3, 11-07-7200-0008-00-0 & 11-07-7200-0009-00-6

2. Stephen W. Smith, attorney for property owner Thaddeus Wong, dba Zero LSD LLC and Yan Yan Properties LLC, is requesting that the three existing non-conforming vacant lots be reconfigured into two conforming R-1 Single Family Residential District lots. The two lots would each have 100 ft. of road frontage on Lakeshore Road and exceed the 20,000 sq. ft. lot area requirement. Municipal water and sanitary sewer are available on Lakeshore Road. The properties do not appear to be located in a High Risk Erosion Area or a Critical Dune Area and therefore will not require DEQ permits to build on.
Action: Make recommendation to Township Board.

Produce Stand at 13805 Red Arrow Hwy – Tammy & Ron Kassak

3. The property owners are proposing to locate a 10 ft. X 20 ft. produce stand in front of their commercial building located at 13805 Red Arrow Hwy. (Property Code No. 11-07-0016-0028-13-8). The stand will offer “certified wholistically [sic] grown heirloom varieties of produce” grown by family members in Buchanan. This is a permitted use in a C-Commercial District.
Action: Review and approve new use.

Review and adopt revised Rules of Procedure for Planning Commission

4. The proposed rules of procedure have been revised and updated to reflect the requirements of the new Michigan Planning Enabling Act. A final draft has been completed and reviewed by Greg Milliken of McKenna & Associates and Township Attorney Charles Hilmer. They are now ready for adoption.
Action: Adopt Rules of Procedure

Sub-committee updates

Election of Officers for 2009-10 fiscal year, Appoint member to be representative on Zoning Board of Appeals

Comments from public

Adjourn