

# CHIKAMING TOWNSHIP PLANNING COMMISSION MINUTES FROM THE FEBRUARY 6, 2008 MEETING

## **Special Land Use Permit No. 170 – Single Family in Commercial District**

Chairman Louis Price called the Public Hearing to order at 7:00 p.m. Byron Wilson, Trustee for the Delight Ackermann Trust, was in attendance to request a special land use permit per Section 9.03.1 of Zoning Ordinance No. 87, for the existing home located at 13783 Red Arrow Hwy, Harbert, Property Code No. 11-07-0016-0028-05-7. The Harbert Post Office is located in the commercial building in front of the home on the 1.82 acre parcel. Both structures, as well as the accessory structures (pool and pool house), are served by municipal water and sanitary sewer. Wilson said that he was requesting the special land use permit to be in compliance with the current zoning ordinance regulations. There being no public comment on the request, the public hearing was closed at 7:01 p.m.

**Regular Meeting:** The regular meeting was called to order at 7:01 p.m. by Chairman Price with members Tom Hackley, Steve Payne, Bob Beemer, Bill Marske, Tamara Samuels and Mike Livengood present. Also in attendance were Zoning Administrator Betsy Bohac and Recording Secretary Marisue Hojnacki.

**Approval of Minutes:** Payne moved, supported by Livengood to approve the minutes of the December 5, 2007 regular meeting. Motion carried.

**Approval of Agenda:** Livengood moved, supported by Payne to approve the agenda as presented. Motion carried.

## **OLD BUSINESS**

### **Special Land Use Permit No. 170 – Single Family in Commercial District**

The Commission opened for discussion the request by Byron Wilson, Trustee for the Delight Ackermann Trust, for a special land use permit per Section 9.03.1 of Zoning Ordinance No. 87, for the existing home located at 13783 Red Arrow Hwy, Harbert, Property Code No. 11-07-0016-0028-05-7. The Harbert Post Office is located in the commercial building in front of the home on the 1.82 acre parcel. Both structures, as well as the accessory structures (pool and pool house), are served by municipal water and sanitary sewer. Wilson said that he is doing this so that he would be able to rebuild the house if something happens to it. The Commission then reviewed Section 19.03B, the General Standards under the Requirements for Approval of Special Land Use Permit: 1) It meets the first and second goals of the Master Plan. All ayes. 2) All ayes. 3) It is. All ayes. 4) It exists and the area is all single family. All ayes. 5) No change. All ayes. 6) Does not. All ayes. 7) It is. All ayes. 8) Already does. All ayes. They then reviewed the new Section 19.03 in Ordinance No. 127, Criteria for Granting Special Land Use Permit Approval: 1) All ayes. 2) All ayes. 3) All ayes. 4) It is. All ayes. 5) All ayes. 6) Not applicable. All ayes.

Payne moved, supported by Marske to recommend approval of Special Land Use Permit No. 170 to the Township Board. Motion carried.

## **NEW BUSINESS**

### **Lot Split and Combination**

Mark LaRose, owner of 16024 Nora's Lane, Union Pier, Property Code No. 11-07-2870-0068-25-0 was in attendance to request a lot split and combination per Ordinance No. 42 with his rear lot line neighbor, Daniel Grant, 15997 Lake Ave., Union Pier, Property Code No. 11-07-2870-0046-00-1. This reconfiguration would give Mr. Grant's parcel (Lots 15 & 16) an additional 1316 sq. ft. Both properties are served by municipal water and sanitary sewer. LaRose said that Grant asked him if he could purchase some land at the back of his property and he felt he could sell him a ten foot strip. Price commented that it did not have a negative impact on LaRose.

Hackley moved, supported by Payne to recommend the lot split and combination to the Township Board as presented. Motion carried.

### **Farmland Preservation – Update to Master Plan**

Subcommittee to report on status of update for Master Plan regarding Farmland Preservation. Hackley presented the proposed additions and changes to Farmland Preservation in the Master Plan and Samuels explained the Town and Business Centers. Bohac will have Merritt Engineering do a map so they can split up the farmland east of I-94 and do the mapping exercise to identify parcels they want to preserve. She said that the County has 100 points that they use in identifying such property. She will also have Merritt produce another large zoning map and she will mark the borders of the Business and Community Centers that the Commission had identified. They were all asked to look at the red print in the handout and be prepared to discuss the additions and changes at the next meeting. Beemer asked about the Red Arrow Corridor and the setbacks and Bohac said that she will bring the long map to the next meeting and they can look at setting those boundaries. Hackley said that Samuels had also talked about wording for storm water retention. Bohac felt that they should reference the Berrien County Drain Commission's guidelines.

**Adjournment:** Livengood moved, supported by Samuels to adjourn at 7:45 p.m. Motion carried.

Marisue Hojnacki  
Recording Secretary.