

CHIKAMING TOWNSHIP PLANNING COMMISSION

April 5, 2023

Minutes Approved on May 3, 2023

The meeting was called to order with the pledge of allegiance at 6:31 pm by chairman Cam Mammina, with members Steve Zavodny, Jim Gormley, Doug Dow, John Chipman, Andy Brown and Bill Marske present. Township zoning administrator Kelly Largent and township attorney Charles Hilmer were also present.

The Agenda: Was reviewed, Doug Dow moved to approve the agenda with changes, supported by Jim Gormley. Motion carried.

Approval of Minutes: February 1, 2023 Regular Meeting – Doug Dow moved to be approved the minutes of the January 4, 2023, meeting with one change, supported by Jim Gormley. Motion carried.

Public Comment – Jill Goebel told the board that she has written a letter to the planning commission concerning the proposed accessory structure at Chikaming Country Club.

Moved by Doug Dow to close the public hearing, supported by John Chipman. Motion carried.

New Business:

SLU # 214: Applicant, Ben Parker, 9192 Murphy Grove, Lakeside, Property Code # 11-07-5090-0005-00-2. Requesting to construct an 18.5 x 16.5 accessory building to be used as an accessory dwelling unit. Kelly Largent led the review and discussion of the applicant's request. They have received a variance Zoning Board of Appeals concerning the right of way for the undeveloped road that is on the property.

Moved by Doug Dow to hold a public hearing on May 3, 2023 for SLU # 214, applicant, Ben Parker, 9192 Murphy Grove, Lakeside, Property Code # 11-07-5090-0005-00-2. Requesting to construct an 18.5 x 16.5 accessory building to be used as an accessory dwelling unit, supported by John Chipman. Motion carried.

Site Plan Review: Vivian May, Ciumbella LLC, Luisa's Café and Swedish Bakery, 13698 Red Arrow, Harbert, Property Code #11-07-0009-0017-01-0. Site Plan Review for 18 parking spaces. Kelly Largent led the review and discussion of the proposed site plan for 18 parking spaces. The Site Plan Standards read by Jim Gormley and reviewed by planning commission, with all applicable standards being met.

Moved by Jim Gormley to approve Vivian May, Ciumbella LLC, Luisa's Café and Swedish Bakery, 13698 Red Arrow, Harbert, Property Code #11-07-0009-0017-01-0. Site Plan for 18 parking spaces, supported by Doug Dow. Motion carried.

Site Plan Review: Capozio's Restaurant, 13982 Red Arrow Highway, Harbert, Property Code # 11-07-0016-00122-06-1. Site Plan Review for the addition of a stairway and 4 parking spaces. Kelly Largent led the review and discussion of the proposed site plan for an additional stairway and 4 parking spaces. Site Plan Standards read by Jim Gormley and reviewed by planning commission, with all applicable standards being met.

Moved by Jim Gormley to approve Capozio's Restaurant, 13982 Red Arrow Highway, Harbert, Property Code # 11-07-0016-00122-06-1. Site Plan for the addition of a stairway and 4 parking spaces, supported by Doug Dow. Motion carried.

Site Plan Review: Chikaming Country Club, Lakeside Road, Property Code # 11-07-0029-0001-00-2. Site Plan for the construction of a 14 x 25 accessory building/irrigation pumphouse. Members Jim Gormley and Doug Dow recused themselves and removed themselves from the discussions and voting on this site plan. Letters from concerned neighbors were put on record. Kelly Largent led the review and discussion of the proposed site plan for the construction of a 14 x 25 accessory building/irrigation pumphouse. During the discussions the representative of Chikaming Country Club agreed to add more screening for the building and for the cement pad located near the proposed accessory building. Site Plan Standards read by Cam Mammina and reviewed by planning commission with all applicable standards being met.

Moved by John Chipman to approve Chikaming Country Club, Lakeside Road, Property Code # 11-07-0029-0001-00-2. Site Plan for the construction of a 14 x 25 accessory building/irrigation pumphouse, with the condition of adding more screening for the transformer and pump house building, supported by Andy Brown. Motion carried.

Initial Site Plan Review & SLU 215: Applicant Robert Paladino, 12312 Red Arrow Highway, Sawyer, Property Code # 11-07-7280-0016-00-1. Site Plan Review for change of use on a commercial building, and to set date and time for public hearing for SLU # 215 to allow multi family in a C-Commercial district. Kelly Largent led the review and discussion of the proposed site plan for the change of use on a commercial building. After the review there were no changes recommended for the site plan.

Motion by Doug Dow to hold a public hearing on May 3, 2023 for SLU # 215 applicant Robert Paladino, 12312 Red Arrow Highway, Sawyer, Property Code # 11-07-7280-0016-00-1, supported by Jim Gormley. Motion carried.

Site Plan Review: Christopher Betts, Transient Artisan Ales, 15936 Red Arrow Highway, Property Code # 11-07-4570-0083-00-5. Initial Site Plan Review for proposed tasting room, small brew house and beer garden. Kelly Largent led the review and discussion of the proposed site plan for the proposed tasting room, small brew house and beer garden. The discussion included addressing the concerns of the Chikaming Township Fire Chief for the need to have more room to turn the fire trucks around in the parking lot and the need to show seating for 12 individuals in the two designated outdoor seating areas. The hours of operation will be the same as their current location

in Bridgman, Michigan. Site Plan Standards read by Jim Gormley and reviewed by planning commission with all applicable standards being met.

Moved by Andy Brown to approve Christopher Betts, Transient Artisan Ales, 15936 Red Arrow Highway, Property Code #11-07-4570-0083-00-5. Site Plan Review for proposed tasting room, small brew house and beer garden, with the conditions that more room to turn around fire trucks be added, show seating for 12 individuals in the two designated outdoor seating areas and the hours of operation will be closed on Monday and Tuesday, Wednesday 4-8 PM, Thursday 4-8 PM, Friday 2-8 PM, Saturday 12-8PM, and Sunday 12-7 PM, supported by John Chipman. Motion carried.

Unfinished Business:

John Chipman gave an update on several of the projects that the Berrien County Road Department will be working on this summer

Election of Officers for 2023 to 2024

Moved by Doug Dow to nominate Cam Mammina for Chairman, supported by Andy Brown. Motion carried.

Moved by Cam Mammina to nominate John Chipman for Vice-Chairman, supported by Bill Marske. Motion carried.

Moved by Cam Mammina to nominate Bill Marske for secretary, supported by Andy Brown. Motion carried.

Public Comment – None

Adjournment: With no further business before the Commission Doug Dow moved to adjourn the meeting at 8:00 pm, supported by Jim Gormley. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission