

Chikaming Township Planning Commission

April 6, 2022 Meeting

Minutes Approved on May 4, 2022

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

Public Hearing: Rezoning- Joshua Schmidke, Property Code 11-07-0002-0059-00-9 This property fronts Sawyer Road and currently has 330' of C-Commercial area and the remaining 560' is zoned R-1 Residential. Applicant is asking to rezone a maximum additional 300' to the North of the existing commercial district to C-Commercial district. Kelly Largent shared a new site plan showing the new 300' distance. Public comments were as follows:

Statement from Doug and Meredy Fisher (12854 Country Ln) was read; their letter shared concern regarding the property being rezoned and potentially devaluing their property and attached photos.

Brian Bennet (12754 Country Ln) spoke against the rezoning and would prefer a residential use.

Scott MacMartin (Mother-In-Law lives at 6373 Sawyer Rd) spoke in opposition of rezoning and is concerned about increased traffic on Sawyer rd from commercial use.

Joyce Wiedenman (12774 Country Ln) is worried about pollutants from commercial use and extra noise.

Stanley Wilk (9821 Greenwood) wanted to know what the applicant's plans are for use of property.

Basia Klinecicz (9819 Nolan Ave) - spoke against cutting down trees.

Jeff Cole (6328 Sawyer Rd) said he is worried about more traffic congestion and the wildlife and marsh areas.

Barbara Franzen (Sawyer Rd) Said she is concerned about wildlife, the wetland and creek and spoke in opposition to commercial development.

The Agenda was reviewed, and Doug Dow moved to approve the agenda as presented, supported by Cam Mammina. Motion Carried.

Minutes of the March 2, 2022 meeting were reviewed. Doug Dow provided one small change to a mistype. Doug moved to approve the minutes with changes, supported by Steve Zavodny. Motion Carried.

New Business-

Platted lot combination - Applicant Karl and Ginger Piotter are requesting to combine property codes 11-077-3040-0011-00-5 and 11-07-3040-0012-00-1, Lots 11 and 12 located on Jane Way. Kelly shared the plat map and explained that this would be an amendment to an approved site plan for a site condo. Kelly recommended approval with condition that a new amended master deed for the site condo is filed. Doug Dow stated that since this is a site condo, our zoning ordinance doesn't apply and this will also lessen the density of what was initially approved for the development. Tyler Ream (property owner) shared that the amendment to the master deed was approved on February 16th 2022. Doug Dow moved to approve the lot combination as submitted with the stipulation that the amended master deed for the site plan gets filed supported by Jim Gormley. Motion carried.

SLU # 209- Applicant Rocky Troxell, 7237 Youngren Road, property code # 11-07-0015-0016-02-6 is requesting to convert an existing principal residence to an accessory dwelling unit intended for family use. Kelly Largent shared that the purpose of doing this is to allow them to combine two lots that both currently have a principal residence and schedule for a public hearing. All setback and lot coverage standards are met. The planning commission asked a couple questions about the property and the applicant shared that this property used to be a single lot and has been in his family since the 1940's. Doug Dow moved to set a public hearing on SLU 209 for the next planning commission meeting on 5/4/2022, seconded by Cam Mammina. Motion carried.

Zoning ordinance amendment discussion: Union Pier Corridor

John Chipman explained that the current ordinance for the Union Pier Overlay calls for the front of all buildings to be commercial but this has the unintended consequence of any building on a corner to now also have commercial use on side streets. The intention of the ordinance was just to require commercial on the Red Arrow Highway frontage. The proposed text amendment would clarify that the commercial requirement applies for Red Arrow Highway frontage only. The planning commission discussed the text amendment. After discussion, Doug Dow moved to set a public hearing for the text amendment for the next planning commission meeting (5/4/2022) with Steve Zavodny supporting. Motion carried.

Unfinished Business-

Rezoning: Joshua Schmidke, Property Code 11-07-0002-0059-00-9 is requesting to rezone up to 300' North of the existing Commercial zone (630' total of commercial) This property is vacant.

Kelly showed the wetlands map and how the proposed building will overlay that area. If buyer were to propose to build in wetland area, EGLE will have to review and inspect area to make sure this will fulfill any environmental concerns. The current commercially zoned district is mostly either suspected or identified wetland. By rezoning, it will allow the applicant to have options to build on parts of the lot that are not potentially wetland. Joshua Schmidke spoke and said they have started the delineation process for wetlands. He clarified that this will be an office space without much traffic and a more residential appearance. They have been in communication with drain commission as well as EGLE to create a plan for a bridge/drain crossing to access the property and not impact the current drainage. After board discussion, Doug Dow moved to approve the rezoning request and recommend to township board be approved with Jim Gormley supporting. Motion carried.

Chikaming initiative- John Chipman talked about the upcoming repaving of a portion of Red Arrow in Harbert. New Buffalo has passed an initiative to maintain their linear park through their park board and Chikaming is attempting to do the same. Jill Underhill of the Chikaming Township Park Board spoke about the process of planning for maintenance of the linear park and shared that the Pier St. Beach stairs will be replaced this year.

Election of Officers-

Cam Mammina was nominated as Chairman by John Chipman, supported by Doug Dow. Motion carried.

John Chipman was nominated as Vice Chairman by himself, supported by Doug Dow. Motion carried.

Bill Marske was nominated as Secretary by John Chipman, supported by Doug Dow. Motion carried.

Public Comment-

- Steve Wilk (Union Pier) shared how special Union Pier is to him and stated that he wants the voices of union pier residents to be heard more.

-Jill Underhill shared that anyone from Union Pier can run for public office.

Adjournment-

With no further business before the Commission, Doug Dow moved to adjourn the meeting at 7:54 PM, supported by Jim Gormley. Motion carried.