CHIKAMING TOWNSHIP PLANNING COMMISSION

August 2, 2023

Minutes Approved October 2, 2023

The meeting was called to order with the pledge of allegiance at 6:32 pm by chairman Cam Mammina, with members Jim Gormley, Steve Zavodny and Doug Dow present. Township zoning administrator Kelly Largent, township attorney Charles Hilmer and Kim Livengood of the Township Building department were also in attendance. Members Bill Marske, Andy Brown and John Chipman were absent.

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

**Approval of Minutes: July 5, 2023 Regular Meeting –** Doug Dow moved to approve the minutes of the July 5, 2023 meeting with changes, supported by Jim Gormley. Motion carried.

**New Business:**

**Site Plan Review:** Applicant, John Cordogan, vacant land, Property Code 11-07-0001-0006-06-0. Applicant has requested to dig a 1+ acre pond in an AG-Agriculture zoned district. Zoning Administrator Kelly Largent led the review and discussion of the proposed pond with owner John Cordogan answering questions from board members.

Site plan standards were read by Jim Gormley and reviewed by board members. Motion by Jim Gormley to approve the request to dig a 1+acre pond on vacant property, Property Code 11-07-0001-0006-06-0, pending Drain Commission approval and SESC permit issuance in an AG-Agriculture zoning district supported by Doug Dow. Motion carried.

**Simplified Site Plan review:**

Applicant, Robert Paladino, 12312 Red Arrow Highway, Sawyer, Property Code 11-07-7280-0016-00-1. The applicant is asking to change the use from retail space to restaurant and bar with outdoor seating and 2 rental units and a small area of retail. Kelly Largent, Zoning Administrator, presented the changes and led the discussion. Applicants were not present. Fire Chief, Alan Weich, approved the parking plan which will have a total of 21 spaces pending the approval of the lot combination of parcels 11-07-7280-0014-02-4 and 11-07-7280-0016-00-1.

Site plan standards were read by Jim Gormley and reviewed by the Planning Commission. Motion by Jim Gormley to approve the changes subject to the Building Departments request that all fines be paid before a building permit is issued and applicant has 6 months to apply for permits instead of 1 year, and lot combination approval, supported by Doug Dow. Motion carried.

**Lot Combination:**

Applicant, Robert Paladino, is requesting to combine 12312 Red Arrow Highway, Property Code 11-07-7280-0016-00-1 with an adjoining vacant property, Property Code 11-07-7280-0014-02-4. Zoning Administrator, Kelly Largent led the review and discussion of the proposed combination. After review Doug Dow moved to recommend the lot combination of 11-07-7280-0016-00-1 and 11-07-7280-0014-02-4 to the Township Board for approval supported by Jim Gormley. Motion carried.

**Unfinished Business:**

**Master Plan RFP report:**

Details for the RFP were shared by Cam Mammina, Jim Gormley and Zoning Administrator Kelly Largent. They have chosen the Traverse City template to use as a guideline for Chikaming’s RFP. Questions have been directed to Township Attorney Charles Hilmer and are waiting clarification. An RFP letter will be drafted and sent to the Planning Commission for approval to begin the request process.

**Public Comment:** None

**Adjournment:** With no further business before the Commission Doug Dow moved to adjourn the meeting at 7:05 pm, supported by Jim Gormley. Motion carried.

Recorded by

Kim Livengood of the ChikamingTownship Building department.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission