

CHIKAMING TOWNSHIP PLANNING COMMISSION

August 3, 2022, Meeting

Minutes Approved September 7, 2022

The meeting was called to order with the pledge of allegiance at 6:30 pm by chairman Cam Mammina, with members Steve Zavodny, Jim Gormley, Doug Dow, Andy Brown, and Bill Marske present. Township zoning administrator Kelly Largent, Kim Livengood of the Township Zoning Department and township attorney Charles Hilmer were also present. Planning commission member John Chipman arrived after roll call.

The Agenda: was reviewed, Jim Gormley moved to approve the agenda with no changes, supported by Steve Zavodny. Motion Carried.

Approval of Minutes of July 6, 2022 meeting: the minutes were reviewed, Doug Dow moved to approve the proposed minutes with changes, supported by Jim Gormley. Motion Carried.

Public Comment: Joseph Reed commented on the proposed site plan review for Harbert Community Park and possible impact it will have on the community.

New Business:

SLU # 211- Sach Chintas, 14677 Lakeshore Road, Lakeside, Property Code # 11-07-0020- 0063-05-5, is requesting an addition to the existing accessory structure for an accessory dwelling unit. Sach Chintas explained his request for SLU #211 and answered questions and zoning administrator Kelly Largent discussed and answered questions from the planning commission concerning conditions that are required for approval but have not been met, it was determined that finished grade information will be needed for approval. John Chipman moved to hold a public hearing for SLU # 211 at the September 7, 2022 planning commission meeting, supported by Andy Brown. Motion Carried.

SLU # 212- John Staib, 15901 Goodwin, Union Pier. Property Code # 11-07-4600-0001-00-4, Is requesting to allow the principal building to be an accessory dwelling unit. John Staib explained his request for SLU #212 and answered questions and zoning administrator Kelly Largent discussed and answered questions from the planning commission including lot coverage and concerning conditions that are required for approval but have not been met, it was determined that information on the location of utilities will be needed for approval. Doug Dow moved to hold a public hearing for SLU # 212 at the September 7, 2022 planning commission meeting, supported by John Chipman. Motion Carried.

Final site plan review: Harbert Community Park, Chikaming Township Park Board chair Jill Underhill, Tom Runkle of Abonmarche and consultant John MacManus discussed the items that had been missing from the previous presentation with the help of zoning administrator Kelly Largent, the planning commission members reviewed the

revised site plan information, asked questions and discussed issues including noise. Jim Gormley read the standards for site plan approval beginning on page 202 of the zoning ordinance and all members agreed that all standards that apply have been met. Doug Dow moved to approve the final site plan for Harbert Community Park Improvements, supported by Jim Gormley. Motion Carried.

Sawyer Consultant Design Proposal: John Chipman gave a presentation of the Sawyer Road Corridor Plan proposal by Antero Group, he provided samples of the work that they did for the improvements in Union Pier, they have secured a grant for \$95,000.00 dollars to help the total cost of approximately \$118,000.00 dollars for this project. They will also work with the township to apply for more grants to fund the entire project. Doug Dow moved to recommend to the Township Board to approve the proposal with the Antero Group, supported by John Chipman. Motion Carried

Public Comment: Joseph Reed commented on the approved site plan for Harbert Community Park and feels that the planning commission should have given more consideration to comments from the public, Fran Wersells commented on the Harbert Community Park, Steve Ellis of Sawyer spoke in favor of the Sawyer Consultant design proposal, Township Park Board chair Jill Underhill thanked planning commission member John Chipman for the great job he has done on the improvements in Harbert.

Adjournment: With no further business before the Commission Doug Dow moved to adjourn the meeting at 7:51 pm, supported by John Chipman. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission