

CHIKAMING TOWNSHIP PLANNING COMMISSION

August 4, 2021 Meeting

Minutes Approved September 1, 2021

The meeting was called to order with the Pledge of Allegiance at 6:30 PM by chairman John Chipman, with members, Doug Dow, Cam Mammina, Andy Brown, Grace Rappe, and Bill Marske present. township zoning administrator Kelly Largent, Kim Livengood zoning office assistant and township attorney Charles Hilmer were also present. Planning commission member Jerry Kohn was absent.

Motion by Doug Dow to limit public comment during the public hearings to three minutes for each individual, supported by Grace Rappe. Motion carried.

Public Hearing SLU 206-Final Site Plan Review: 16024 Red Arrow Highway, Union Pier, Property Code No. 11-07-0125-0026-03-3; Union Pier Development LLC/Brad Rottschafer is proposing a mixed-use development in a C-U Commercial district which would include 3 townhouse structures and 2 carriage houses. Approximately 26 individuals made comments concerning the site plan for SLU 206, with one individual in support of local business and all of the individuals speaking out in opposition to the proposed development. Their concerns included; density, traffic, parking, the height of three story townhouses, noise and the impact on the surrounding area. Chairman John Chipman read the following names for individuals that wrote letters in opposition to the proposed development. The names are Nora Gyls, Patty Hartmann, Limas Norusis, Kathy Pilat & Michael Emsdorf, Dan & Nancy Parz, Barb, Eve & Roman Barszgnski, Anna Zolkowski, Rebecca Pelka, Fran Wersells, Alexandra & Paul Riskus, David Price, Dianna Moriarty, Conrad Muehrcke, Suzanne Koenigsberg, S. Wilk, Schawn Vaughn, Margie Lawless, and Tricia & Brad James.

Public Hearing SLU 207-Final Site Plan Review: 12850 Sawyer Road, Sawyer Property Code 11-07-0002-0007-02-5; in a C-I Commercial District. For a Biggby Coffee in front of the motel parking lot. Nikki Elmquist spoke in favor of the development.

The Agenda was reviewed and Doug Dow moved to approve the agenda as presented, supported by Grace Rappe. Motion carried.

Minutes of the July 7, 2021 meeting were reviewed. Doug Dow noted several changes, Doug Dow moved to approve the minutes with changes, supported by Cam Mammina. Motion carried.

Unfinished Business:

SLU 206-Final Site Plan Review: Township zoning administrator Kelly Largent presented updates that included lighting, fire safety, storm water retention, open space calculation, driveway width is now 24 feet and landscaping plan. There was discussion among the members related to the building height, site density, open space calculation, street addresses for each unit and parking requirements. Chairman John Chipman reviewed key points in the master plan that include, "Encourage clustering of commercial enterprises around the existing community centers of Union Pier, and Sawyer", "Make these centers

compact so they are walkable for shoppers by provision of sidewalks and adequate but not excessive off-street parking” “Consider more mixed (commercial/residential) and high-density zoning for appropriate near-downtown areas”. (page 21) Referenced Goal No.2: Increased the Township’s year-around population Citizen Survey Findings Concerning Population and Housing, concerning higher density housing it lists (1) the location of such housing is carefully chosen, (2) its design allows appropriate open space and amenities, (3) construction is of a high standard, and (4) the site is buffered from neighboring, contrasting uses. (Page 23) In Objectives: Increase the number of full-time residents. And in Action Strategies: Encourage builders and developers to offer housing more suitable to families and the elderly through actions such as the following: Change the zoning ordinance to allow higher density housing in designated locations near community centers. (Page 28) Action Strategies: Designate land for high density residential uses in appropriate locations close to town centers that support compact community expansion. (Page 34) Action Strategies: Designate land for high density residential uses in appropriate locations that support compact community expansion and encourage the use of non-motorized transportation for local needs. (Page 38) Inside the Community Centers higher density and more intense land coverage regulations will be provided for areas designated as Central Business Districts (CBDs) Currently the only such areas envisioned are the downtown areas of Sawyer and Union Pier, whose boundaries are defined in the Land Use Policies. (Page 38) Modify zoning rules to encourage new commercial growth to cluster around the community centers of Union Pier, Lakeside, Harbert, and Sawyer so they become more compact, walkable, and attractive activity centers with adequate but not excessive off-road parking. (Page 44) Chikaming’s Community Centers: Mixed commercial/residential zoning and multi-residential zoning at appropriate sites in and near these community centers is suggested as a means of creating walkable and attractive shopping areas. Sawyer and Union Pier are large enough to support the density of traffic and use and still maintain the character of the corridor and surrounding neighborhoods. The CBD area is envisioned as similar to the downtown of a small traditional Midwestern town: This environment creates the identity and vibrancy necessary to sustain the community. It is dense enough to remain mixed-use and walkable, but the requirements include setbacks and open space consistent with the surrounding area. Community Center is that area within an easily walkable ½ mile from the CBD. (Page 45) Union Pier- Central Business District- Properties on Red Arrow Highway starting at Goodwin Ave (Frankie’s Place) to Townline Road, then west on Townline to “On the Lounge” then north on Greenwood to Pier 9 Bungalows. After more discussion Doug Dow moved to send SLU 206 back to the developer for revisions to address concerns with being able to see the building address for each unit from the road, to recalculate the open space after the pool area has been removed from the calculation, and address the parking requirements for the business located on the southeast corner of the development, supported by Grace Rappe. Motion carried.

SLU 207-Final Site Plan Review: Rob Andrew of Merrit Midwest addressed open issues from the previous meeting which included signs and increasing the width of the driveway to 24 feet. Moved by Grace Rappe to approve the site plan for SLU 207, supported by Doug Dow. Motion carried.

Final Site Plan Review, Fulcra Brewing Co. LLC: 13400 Red Arrow Highway, Harbert, Property Code No. 11-07-0010-044-00-2, changing retail use to brewery and tasting room and continue to short term rent one building with 2 units. Township zoning administrator Kelly Largent presented updates that included wheel stops for parking, and that a lighting plan has been provided for review. Kathy Burczak of

Abonmarche presented the landscaping plans which include plant heights. Moved by Doug Dow to approve the site plan for Fulcar Brewing Co. LLC, supported by Grace Rappe. Motion carried.

New Business :

Harbor Country Storage: Site Plan Review; 13433, Three Oaks Road, Sawyer, Property Code No. 11-07-0010-0044-00-2 Richard Kochanny is asking to add a 40" x 160" storage building. Zoning Administrator Kelly Largent presented the proposed new building to be added to the existing storage facility and the amendment to the existing site plan. Moved by Doug Dow to approve the amendment to the existing site plan for Harbor Country Storage, supported by Grace Rappe. Motion carried.

Oatsvall Construction: Site Plan Review; 12995 Red Arrow Highway, Sawyer, Property Code No. 11-07-0010-0019-18-1; Ronald Oatsvall Jr is proposing remodeling the existing building and adding a planting box at the front of the building facing Red Arrow Highway. Zoning Administrator Kelly Largent reviewed the proposed site plan and Ronald Oatsvall Jr answered questions. There will be designated parking on the existing blacktop, no equipment will be parked outside at the site, with no external changes to the building. Motion by Doug Dow to approve the site plan, supported by Andy Brown. Motion Carried

Plotted Lot Division: Lot Split; 00 Sandhill Road, Union Pier, Code No. 11-07-5950-0013-02-0; Applicant Dan Coffey representing the owners Steve Smith and Judith Gardina are requesting approval to split a plotted lot into 2 conforming parcels. Zoning Administrator Kelly Largent reviewed the proposed lot split, this is the only lot that can be split off of the existing parcel. Motion by Grace Rappe to approve the proposed lot split, supported by Cam Mamma. Motion Carried

Chikaming Initiative:

Chairman John Chipman gave an update on the status of the Red Arrow Highway / Harbert improvements. The committee has had a meeting with the Antero group and they are moving forward.

Doug Dow reported on the amendments to Zoning Ordinance, the committee has completed their review and the draft of the proposed amendments are ready to set a date for a public hearing. Moved by Doug Dow to hold a public hearing on September 1, 2021 for the proposed amendments to Zoning Ordinance, supported by Grace Rappe. Motion carried.

Public Comment: Jill Underhill complimented the planning commission on the public hearing, that it was handled well and Trustee Rich Sullivan mentioned the need to get information out to the public.

Adjournment: With no further business before the Commission Andy Brown moved to adjourn the meeting at 9:45 PM, supported by Grace Rappe. Motion carried.

Respectively Submitted,
Bill Marske, Secretary, Chikaming Township Planning Commission