

CHIKAMING TOWNSHIP PLANNING COMMISSION
February 5, 2020 Meeting

Approved March 4, 2020

The Planning Commission regular meeting was called to order with the Pledge of Allegiance at 6:32 PM by Chairman Doug Dow with members Andy Brown, Bill Marske, Jerry Kohn present. Richard Carlson, Grace Rappe, and John Chipman were absent.

The Agenda was reviewed with no suggested changes. Bill Marske moved to approve the agenda, supported by Jerry Kohn. Motion carried.

Minutes of the December 5, 2019 meeting were reviewed with some changes recommended. Moved by Jerry Kohn to approve the minutes with recommended changes, support by Andy Brown. Motion carried.

Old Business: Zoning administrator Van Thornton gave an update of the status of the revised drawing for the site plan for the proposed amendment to SLU #155 for Glorious Gardens 13535 Three Oaks Rd, Sawyer, Michigan. The applicant has been working with the zoning administrator and planning commission member John Chipman and is currently working on updating the drawing with the changes that were suggested, it will take an additional week or two before they have the updated drawing. Karen Villwock representing Glorious Gardens is requesting additional time to complete the updated drawing. Moved by Doug Dow to allow one more month to receive completed site plan for the planning commission to review at the March 4th, 2020 meeting and for the plan to be delivered to the zoning administrator for review by February 25, supported by Andy Brown. Motion carried.

Other Communications: None

Zoning Administrator Report: Zoning Administrator Van Thornton discussed the new zoning ordinance and how to use the hyperlinks and Ctrl F for searches. He requested a Determination for Special Event Spaces, such as a Wedding Venue, Banquet Hall or similar use on how to determine parking requirements which currently not covered in section 3.01 Moved by Doug Dow that this Commission determine that a special event space such as a Wedding Venue, Banquet Hall, or similar use is, based on footnote A to "Section 3.01 Table of Permitted Uses", similar to a "Recreation – Indoor" use; and that the minimum parking requirements shall be based on occupancy, using the currently adopted version of the Michigan Building Code to determine total occupancy of the structure. After the minimum occupancy is determined the minimum parking requirement shall be based on two (2) occupants per vehicle, supported by Andy Brown. Motion carried.

Other items that were discussed Article 18.03 (C)1 of the Chikaming Township Zoning Ordinance in accordance with Section 308(2) of Michigan Public Act 110 of 2006 as amended, requires the Planning Commission to prepare for the Township Board a report on operations of the Zoning Ordinance, which will be deferred until the June 3, 2020 meeting. Article 18.03 (C)2 of the Chikaming Township Zoning Ordinance in accordance with Section 65 (1) of the Michigan Public Act 33 of 2008 as amended, the Planning Commission, after adoption of a master plan, shall annually prepare a capital improvement program of public structures and improvements, which will be deferred until the April 1, 2020 meeting, at which time a committee will be appointed to work with the Township Supervisor to create the program. Moved by Bill Marske to approve the approve the 2020 Planning Commission meeting dates, supported by Andy Brown. Motion carried.

New Business: No new business. Chairman Dow mentioned that Township Supervisor David Bunte will attend a future meeting to review the strategic planning result. He is planning on creating a committee with New Buffalo Township Planning Commission to work together to create an overlay district for Union Pier. After meeting with Township Attorney Hilmer it has been determined that Planning Commission members that were absent from the previous Planning Commission meeting can vote on approving the minutes of the previous meeting. Member Andy Brown asked about what is being done to deal with beach erosion. Residents should contact EGLE, Environment, Great Lakes & Energy – State of Michigan, they are currently working on approving permits as quickly as possible and the approval time has been reduced to help residents with lake front property.

Public Comments: Charles Hoffman commented on the increased traffic and driveway locations on Pleasant Avenue and Home Avenue, he also mentioned the lights that shine on his home from neighboring properties, Mr Hoffman was asked to come back with more detailed information for the Zoning Administrator and it was suggested that he contact the Berrien County Road Commission concerning the traffic and driveway issues.

Adjournment: With no further business before the Commission Andy Brown moved to adjourn the meeting at 7:39 pm, supported by Jerry Kohn. Motion carried.

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