

# Chikaming Township Planning Commission

December 1, 2021

## Minutes – Approved on January 5, 2022

The meeting was called to order with the pledge of allegiance at 6:32 pm by chairman John Chipman, with members Cam Mammina, Grace Rappe, Doug Dow, Andy Brown, Jerry Kohn and Bill Marske present. Township zoning administrator Kelly Largent, Kim Livengood zoning office assistant and township attorney Charles Hilmer were also present.

**The Agenda** was reviewed, and Doug Dow moved to approve the agenda with the additional of a proposed boundary line adjustment at 12347 Dunes Road, Sawyer under new business, supported by Grace Rappe. Motion Carried.

**Minutes of the November 3, 2021 meeting** were reviewed. Doug Dow moved to approve the minutes with no changes, supported by Jerry Kohn. Motion Carried.

**Unfinished Business:** No Unfinished Business

### **New Business:**

**Master Deed amendment to original site plan to combine two lots on Hawthorne Lane, Lakeside.** This will be a boundary line adjustment between Units 11 and 12 to combine both Units into one Unit. Grace Rappe made a motion to approve the boundary line adjustment and create one Unit, supported by Cam Mammina. Motion carried.

**Combination of platted parcels 11-07-3370-0050-00-1 (vacant) and 11-07-3370-0052-02-0, 12347 Dunes Road, Sawyer.** Kelly Largent reviewed the applicants proposed parcel combination with the planning commission. Doug Dow made a motion to approve the proposed parcel combination, supported by Grace Rappe. Motion Carried.

**Proposed boundary line adjustment at 12347 Dunes Road, Sawyer.** Kelly Largent reviewed the applicants proposed boundary line adjustment with the planning commission. Doug moved to approve proposed boundary line adjustment contingent on the receiving payment for the application fees by the township, supported by Jerry Kohn. Motion Carried.

**Land Division, 13252 Pleasant Street, Harbert, Property Code #11-07-7300-0047-02-0, split existing parcel into 2 conforming parcels.** Kelly Largent reviewed the applicants proposed split of an existing parcel into 2 conforming parcels with the planning commission. Doug Dow made a motion to approve the proposed purposed split of an existing parcel into 2 conforming parcels, supported by Grace Rappe. Motion Carried.

**Site Plan Review: Section House Event Hall, 5896 Sawyer Road, Sawyer (former Sawyer Hardware and Lumber), changing use from retail to event center.** Kelly Largent reviewed the applicants proposed site plan for event hall with the planning commission. The applicant Bradley Ytterberg and Drew Ytterberg also commented on the project and answered questions. Jerry Kohn moved to approve the preliminary site plan for Section House Event Hall, supported by Andy Brown. Motion carried.

Grace Rappe moved to hold a public hearing for the Special Land Use permit for Section House Event Hall, 5896 Sawyer Road, Sawyer on January 5, 2022, at the next planning commission meeting, supported by Cam Mammina. Motion carried.

**Sawyer Road Streetscape Project** Chairman John Chipman lead the discussion on the reconstruction of Sawyer road from Red Arrow Highway to Flynn road the will happen next year in 2022. The planning commission members discussed how we can incorporate improvements similar to what has been done in Union Pier and will be happening in Harbert next year to compliment the improvements to the road. Grace Rappe moved to recommend to the Chikaming Township Board to enter into a contract with the Antero Group to create a streetscape proposal the Sawyer Road project, supported by Doug Dow. Motion carried.

#### **Public Comment**

The chair was asked about the status of the Union Green project, at this time the zoning department is waiting for information back from the developer and if the information is received in the next week they will be on the agenda for the January 5, 2022 meeting.

#### **Adjournment**

With no further business before the Commission Doug Dow moved to adjourn the meeting at 8:08 PM, supported by Cam Mammina. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission