

CHIKAMING TOWNSHIP PLANNING COMMISSION

December 7, 2022

Minutes - Approved on January 4, 2023

The meeting was called to order with the pledge of allegiance at 6:32 pm by chairman Cam Mamma, with members Steve Zavodny, Jim Gormley, Doug Dow, John Chipman, 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.

The Agenda: Was reviewed, Doug Dow moved to approve the agenda with a text change to the last item under New Business, supported by Andy Brown. Motion carried

Approval of Minutes: November 2, 2022 Regular Meeting – Doug Dow moved to be approved the minutes of the November 2, 2022, meeting with changes supported by Jim Gormley. Motion carried

Public Comment – There was no public comment

Unfinished Business:

Public Hearing on proposed zoning ordinance amendments – A letter from Mary Kay Minaghan on the proposed zoning ordinance amendments was read into the record. Barbara Price asked about how the proposed zoning amendments will affect the current Union Green project and feels the zoning ordinance is confusing, Karen Dowdy voiced her concerns about the Union Green project and feels the zoning ordinance is confusing.

Motion to end Public Hearing by Doug Dow, supported by Andy Brown. Motion carried.

New Business:

Site Plan Review: Union Pier LLC, 9145 Union Pier Road, Property Code # 11-07-0030-0002-07-0, review to allow an 890 sq ft addition to the existing tasting room with storage space. Kelly Largent led the review of the applicants Site Plan Review with the planning commission. Most conditions have been met with a few exceptions which were reviewed by the planning commission members. After a discussion with the developer and further review of the site plan Jim Gormley read the standards for site plan approval and moved to approve the site plan for Union Pier LLC, 9145 Union Pier Road, supported by John Chipman. Motion carried

Site Plan Review: Angela Reichert, 6459 Warren Woods Road, Three Oaks, Property Code # 11-07-0023-0011-04-1, review to change garage into art studio. Kelly Largent led the review of the applicants Site Plan Review with the planning commission.

After a discussion with the owner Angela Reichert and further review of the site plan Jim Gormley read the standards for site plan approval and moved to approve the site plan for Angela Reichert, 6459 Warren Woods Road, Three Oaks, supported by Doug Dow. Motion carried.

Member John Chipman recused himself from the meeting before the next item of business

Lot Combination: Deborah Chipman Living Trust, 13542 Main Drive, Harbert, Property Code # 11-07-4670-0140-00-1 requesting to combine lots 141 to 147, undeveloped roads, on Oak Drive to be combined with Linwood Drive. Kelly Largent led the review of the applicant's request to combine several lots with the planning commission. After a discussion of the request Doug Dow moved to recommend to the Chikaming Township Board to approve the lot combination, supported by Andy Brown. Motion carried.

Member John Chipman returned to the meeting

Public Comment – Jill Underhill suggested that the township look at updating the lighting at the township hall site to reduce the amount of light that shines on adjoining property, Karen Dowdy asked if it would be possible to add lights to the light poles on Red Arrow Highway in Union Pier for holidays.

Adjournment: With no further business before the Commission Doug Dow moved to adjourn the meeting at 7:43 pm, supported by Jim Gormley. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission