

Chikaming Township Planning Commission

February 9, 2022

Minutes – Approved on March 2, 2022

The meeting was called to order with the pledge of allegiance at 6:33 pm by chairman John Chipman, with members Cam Mammina, Grace Rappe, Andy Brown and Bill Marske present. Township zoning administrator Kelly Largent, zoning department assistant Kim Livengood and township attorney Charles Hilmer were also present. Members Jerry Kohn and Doug Dow were absent.

The Agenda was reviewed, and Andy Brown moved to approve the agenda as presented, supported by Grace Rappe. Motion Carried.

Minutes of the January 5, 2021 meeting were reviewed. Cam Mammina moved to approve the minutes with no changes, supported by Andy Brown. Motion Carried.

New Business: Site Plan Review: Applicant Terry Stoklosa, Barndogg Café, 15972 Red Arrow Highway, Union Pier, requesting site plan approval to operate a café/bar. Township zoning administrator Kelly Largent reviewed the proposed project with Rob Andrews of Merritt Midwest Inc and the applicant Terry Stoklosa answering questions. After a discussion it was determined that a variance will be needed to allow parking in front of the building along Red Arrow Highway and for the side set back of the dumpster enclosure. The standards for the site plan approval in Article 17.02 were read by Cam Mammina with all the members agreeing that the site plan conforms to all standards. Andy Brown moved to approve the proposed site plan for Barndogg Café, 15972 Red Arrow Highway, Union Pier with conditions, that include getting approval of a variance for to allow parking in front of the building along Red Arrow Highway and for the side set back of the dumpster enclosure from the Zoning Board of Appeals, and soil erosion and drainage approval from the Berrien County Drain Commissioner, supported by Cam Mammina. Motion Carried.

Combination of parcels 11-07-4670-0094-01-1, 11-07-4670-0100-01-1 and 11-07-4670-0141-00-1, Linwood Subdivision. Chairman John Chipman recused himself from discussions and voting on this proposal as owner of the property. Township zoning administrator Kelly Largent reviewed the proposed lot combination and answered questions. Andy Brown moved to recommend for approval of the proposed lot combination to the Chikaming Township Board, supported by Grace Rappe. Motion Carried, with John Chipman abstaining.

Unfinished Business: Union Green, 16024 Red Arrow Highway, Union Pier, continuation of Special Land Use review, applicant submitted impact assessment for PC review. It was noted that due the recent amendments to the Chikaming Township Zoning Ordinance effective November 2, 2021 the development does not need a Special Land Use Permit, it is now part of the Union Pier

Corridor. Township zoning administrator Kelly Largent reviewed changes to the proposed development and Suzanne Schulz senior urban planner for Progressive AE made a presentation of changes and reviewed the impact study. The updated site plan includes a 10% reduction in the number of units from 20 to 18, greenspace and two parking spaces have been added by the corner of Red Arrow Highway and Greenwood Avenue, more greenspace has been added by the north side site, the pool has been moved and a drive-through was created for emergency vehicles over grassy block pavers, the greenspace is now 36% of the site. After a discussion it was determined that the developer will need to remove the two parking spaces that had been added by the corner of Red Arrow Highway and Greenwood Avenue and that the building along Red Arrow Highway will need to be moved so that it is 10 feet from Greenwood Avenue to comply with the ordinance, and a variance will be needed to address the reduced commercial use on the first floor frontage of the buildings. The standards for the site plan approval in Article 17.02 were read by Cam Mammina with all the members agreeing that the site plan conforms to all standards. Cam Mammina moved to approve the Union Green site plan with conditions that the developer remove the two parking spaces that had been added by the corner of Red Arrow Highway and Greenwood Avenue and move the building along Red Arrow Highway within 10 feet from Greenwood Avenue to comply with the ordinance, and getting a variance from the Zoning Board of Appeals to address the reduced commercial use on the first floor frontage of the buildings, supported by Andy Brown. Motion Carried, 4 yes votes, 1 no vote by Grace Rappe.

Chikaming Initiative: No Report

Public Comment: Many people in the audience spoke out about their concerns with the Union Green development, which included parking, pedestrian traffic across Red Arrow Highway, short term rentals, traffic issues on Greenwood Avenue, safety issues, costs of units, snow removal, loss of trees, errors in impact study, need for elevators to access upper floors, members of the planning commission do not represent the local community, fire safety and the need for a ladder truck for the fire department, the planning commission has not listened to the concerns of the people for the Union Green project, and it will change the character of the community. Joseph Reed asked for a review by the \$100,000.00 improvement project at Harbert Park that will include walkways and stage for entertainment by the planning commission. He feels the process is being rushed through by the park board and he has several concerns about the project.

Grace Rappe announced that she was resigning her position on the Chikaming Township Planning Commission effective today February 9, 2022 at the end of the meeting.

Adjournment

With no further business before the Commission Cam Mammina moved to adjourn the meeting at 8:51 PM, supported by Andy Brown. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission