

## CHIKAMING TOWNSHIP PLANNING COMMISSION

February 1, 2023

Approved April 5, 2023

The meeting was called to order with the pledge of allegiance at 6:31 pm by chairman Cam Mammina, with members Jim Gormley, Doug Dow, John Chipman, and Bill Marske present. Township zoning administrator Kelly Largent and township attorney Charles Hilmer were also present. Member Steve Zavodny arrived at 6:36 pm and member Andy Brown was absent.

**Public Hearing:** SLU 213: Applicant Raymond Webber, 14693 Meadow Lane, Lakeside, Property Code 11-07-4900-0002-00-0. Requesting to construct a 32' x 22' accessory structure to be used as an Accessory Dwelling Unit. A variance was granted to allow the structure to be placed in the front yard. There was no public comment.

Moved by Cam Mammina to close the public hearing, supported by Jim Gormley. Motion carried.

**The Agenda:** Was reviewed, Doug Dow moved to approve the agenda as presented, supported by Jim Gormley. Motion carried.

**Approval of Minutes: January 4, 2023 Regular Meeting** – Doug Dow moved to approve the minutes of the January 4, 2023, meeting with no changes, supported by Jim Gormley. Motion carried.

**Public Comment:** There was no public comment.

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**New Business:** There was no New Business.

### **Unfinished Business:**

**SLU 213:** Applicant Raymond Webber, 14693 Meadow Lane, Lakeside, Property Code 11-07-4900-0002-00-0. Requesting to construct a 32' x 22' accessory structure to be used as an Accessory Dwelling Unit. A variance was granted to allow the structure to be placed in the front yard. Kelly Largent led the review and discussion of the applicant's request. Members asked questions and discussed the proposed special land use #213.

The site plan standards for Special Land Use approval were read by Jim Gormley and he moved to approve the site plan for SLU 213, supported by Doug Dow. Motion Carried.

The standards granting Special Land Use approval were read by Jim Gormley and reviewed by the members of the planning commission, Jim Gormley moved to

recommend SLU 213 to Township Board for approval based on that it is compatible with adjacent uses, it is compatible with the Master Plan, is adequately served by public services, will not impact traffic, will not have any detrimental effects and it is compatible with the natural environment, supported by Doug Dow. Motion carried.

**Site Plan Review:** Josh Schmidke, Fernweh Holdings, LLC, 6291 Sawyer Road, Sawyer Property Code 11-07-0002-0059-00-9. Initial Review to construct a 40' x 100' office building with storage and a 48' x 200' workshop building. - Kelly Largent led the preliminary review of the applicants Site Plan Review with the planning commission. Members asked questions and discussed the proposed site plan.

The standards for Site Plan approval were read by Jim Gormley and reviewed by the members of the planning commission and all members agreed that all standards that apply have been met. Jim Gormley moved to approve the final site plan for Fernweh Holdings, LLC, 6291 Sawyer Road, Sawyer Property Code 11-07-0002-0059-00-9 with the conditions that the water retention ponds be approved by the Berrien County Drain Commission and that there is a signed easement with the GRSD Sewer Authority for the lift station located on the front of the property, supported by Doug Dow. Motion carried.

**Public Comment:** There was no public comment.

**Adjournment:** With no further business before the Commission Doug Dow moved to adjourn the meeting at 6:56 pm, supported by Jim Gormley. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission