CHIKAMING TOWNSHIP PLANNING COMMISSION

January 3, 2024

Minutes Approved on February 7, 2024

The meeting was called to order with the pledge of allegiance at 6:30 pm by chairman Cam Mammina, with members Steve Zavodny, Jim Gormley, Doug Dow, John Chipman and Bill Marske present. Township zoning administrator Kelly Largent, township attorney Charles Hilmer and Kim Livengood of the Township Building department were also in attendance. Member Andy Brown was absent.

**Public Hearing: Special Land Use #209:** Applicants Rocky and Lindsey Troxell, 7237 Youngren Road, Three Oaks, property code # 11-07-0015-0020-11-0. Applicants have requested to add approximately 100 square feet of living space to the existing accessory dwelling unit. There was no public comment.

Public Hearing Ended at 6:32 with a motion by Doug Dow to end public hearing for SLU #209, supported by Jim Gormley. Motion carried.

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

**Approval of Minutes: November 1, 2023 Regular Meeting :** Doug Dow moved to approve the minutes of the November1, 2023 meeting with changes, supported by Steve Zavodny. Motion carried.

**Public Comment:** None

**Unfinished Business:**

**Special Land Use #209:** Applicants Rocky and Lindsey Troxell, 7237 Youngren Road, Three Oaks, property code # 11-07-0015-0020-11-0. Applicants have requested to add approximately 100 square feet of living space to the existing accessory dwelling unit. Township zoning administrator Kelly Largent reviewed the proposed changes to the current accessory dwelling unit, with planning commission members asking questions.

Special Land Use Standards were read by Jim Gormley and reviewed by planning commission.

Moved by Jim Gormley to recommend to the Township Board to approve the amendment to Special Land Use #209, Rocky and Lindsey Troxell, 7237 Youngren Road, Three Oaks, property code # 11-07-0015-0020-11-0, to add approximately 100 square feet of living space to the existing accessory dwelling unit, supported by Doug Dow. Motion carried.

**Text amendment discussion:** Proposal to rezone certain R-1W that are not on Lake Michigan to R-1. A few changes to the NCR-1 tables for setbacks and lot coverage are also being proposed. A committee has meet with Township zoning administrator Kelly Largent to review the current text and are making recommendations for proposed changes. Township zoning administrator Kelly Largent reviewed the proposed text changes, with planning commission members asking questions.

Moved by Jim Gormley to have a public hearing on February 7, 2024, for the proposed text amendments, supported by Doug Dow. Motion carried.

 **Master Plan RFP Submission review:** The proposals from Abonmarche, Antero Group, and McKenna were reviewed and discussed by the planning commission members. Township zoning administrator Kelly Largent took part in the discussions and suggested that we meet with the planners from the companies that have the best proposals before a final decision is made. After more discussion it was decided that the proposals from Abonmarche and McKenna were the top two choices.

Moved by Jim Gormley to have a hold a special meeting to meet with Abonmarche and McKenna to discuss their proposals to help make a more informed decision, with the possible date of January 16th beginning at 1 PM if representatives form both companies can make it on that date, if not another date will be chosen, supported by Cam Mammina. Motion carried.

**Approve 2024 meeting dates:** Motion by Jim Gormley to approve 2024 meeting dates, to be held on the first Wednesday of each month except for the month of July, with the July meeting to be held on the second Wednesday, supported by Doug Dow. Motion carried.

**New Business:** None

**Public Comment:** Clayton Miller thanked the board for their work on the proposed text changes.

**Adjournment:** With no further business before the Commission John Chipman moved to adjourn the meeting at 8:05 pm, supported by Jim Gormley. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission