

CHIKAMING TOWNSHIP PLANNING COMMISSION

January 4, 2023

Minutes Approved February 1, 2023

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, 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 as presented, supported by Jim Gormley. Motion carried.

Approval of Minutes: December 7, 2022 Regular Meeting – John Chipman moved to be approved the minutes of the December 7, 2022, meeting with changes supported by Doug Dow. Motion carried.

Public Comment – There was no public comment.

New Business:

Lot Combination : Applicant Shargeel Dogar is requesting to combine Property Codes 11-07-5620-0074-00-1 and 11-07-5620-0075-00-8. Action to recommend to Township Board for approval or deny. - Kelly Largent led the review of the applicant's request to combine two lots with the planning commission. Members asked questions and discussed the proposed lot combination. Moved by Jim Gormley to recommend to the Chikaming Township board to approve Lot Combination of Property Codes 11-07-5620-0074-00-1 and 11-07-5620-0075-00-8 with proposed address of 15155 Lakeside Ave. Lakeside, Michigan, supported by Doug Dow. Motion carried.

Boundary Line Adjustment: Applicant Charles Ammeson agent for owners, is requesting to split lot 15609 Streed Ave, Union Pier, Property Code 11-07-4730-0022-01-8, in half and combine with 15605 and 15613 Streed Ave, Union Pier. Action to recommend to Township Board for approval or deny. – Member Doug Dow mentioned that he knows the Spear's and has no financial interest in their property and has no conflict of interest. Kelly Largent led the review of the applicant's request to split one lot in half and combine them with each the two adjoining lots with the planning commission. Members asked questions and discussed the proposed boundary line adjustment. Moved by Doug Dow to recommend to the Chikaming Township board to approve splitting lot 15609 Streed Ave, Union Pier, Property Code 11-07-4730-0022-01-8, in half and combine with 15605 Streed Ave, Union Pier Property Code 11-07-4730-0022-08-5 and 15613 Streed Ave, Union Pier Property Code 11-07-4730-0022-10-0, supported by John Chipman. 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 of the applicant and discussed the site plan. Members recommended that the applicant add screening to the east side and front of the property that is zoned commercial, add landscaping, drainage, and more information concerning the GRSD Sewer Authority easement for a proposed lift station.

Special Land Use #213: 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. Motion by Doug Dow to hold a public hearing on February 1, 2023, at 6:30 PM for Special Land Use #213, 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. Supported by John Chipman. Motion carried.

Approval of 2023 Planning Commission Meeting Dates and Deadlines: Motion by Jim Gormley to approve the 2023 Planning Commission meeting dates and deadlines, supported by Doug Dow. Motion carried.

Unfinished Business:

Recommend Zoning Ordinance Amendments to Township Board: A letter from Mary Kay Minaghan was added to the record. Members discussed the recommended zoning ordinance amendments and after a discussion Doug Dow moved to send the recommend zoning ordinance amendments to Township Board for approval, supported by Bill Marske.

Update on Spark Grants - John Chipman gave a brief presentation on the proposed Sawyer Square project, Lakeside Veteran Part project and the improvement project for Harbert Park.

Public Comment – There was no public comment.

Adjournment: With no further business before the Commission Doug Dow moved to adjourn the meeting at 7:55 pm, supported by Jim Gormley. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission