

CHIKAMING TOWNSHIP PLANNING COMMISSION

July 7, 2021 Meeting

Approved on August 4, 2021

The meeting was called to order with the Pledge of Allegiance at 6:33 PM by chairman John Chipman, with members, Doug Dow, Cam Mammina, Andy Brown, Grace Rappe, and Bill Marske present. Township Zoning Administrator Kelly Largent and township attorney Charles Hilmer were also present. Planning commission member Jerry Kohn was absent.

The Agenda was reviewed and it was proposed that the platted lot division in new business be the first item on the agenda. Doug Dow moved to approve the agenda with the proposed change, supported by Grace Rappe. Motion carried.

Minutes of the June 2, 2021 meeting were reviewed. John Chipman and Doug Dow noted several changes, Doug Dow moved to approve the minutes with changes, supported by Grace Rappe. Motion carried.

New Business : Platted Lot Division: Richard Kochanny, 6130 Browntown Road, Sawyer, Property Code No. 11-07-7280-0001-01-1 is asking for approval to split a lot into 2 conforming parcels in an R-1 Residential District. Zoning Administrator Kelly Largent presented the proposed lot split for the planning commission members. Grace Rappe moved to approve the split of lot Property Code No. 11-07-7280-0001-01-1 into 2 conforming parcels in an R-1 Residential District supported by Doug Dow. Motion carried all members present voted yes, except for Bill Marske who abstained.

Unfinished Business: SLU 206-Final Site Plan Review; 16024 Red Arrow Highway, Union Pier, Property Code No. 11-07-0125-0026-03-3; Union Pier Development LLC/Brad Rottschafer is proposing a mixed-use development in a C-U Commercial district which would include 3 townhouse structures and 2 carriage houses. Brad Rottschafer made a presentation of the proposed plan. Zoning Administrator Kelly Largent reviewed the proposed final site plan and answered questions with Brad Rottschafer. The size of the lot and the number of homes on the site were discussed along with parking and the need for a demolition permit to remove an existing structure. Motion by Doug Dow to approve the site plan and to hold a public hearing at the next planning commission meeting on August 4, 2021, supported by Andy Brown. Motion Carried

SLU 207-Biggby Coffee-Final Site Plan Review; 12850 Sawyer Road, Sawyer (in front of Super-8 motel) Property Code 11-07-0002-0007-02-5; in a C-I Commercial District. Rob Andrew made a presentation of changes to the proposed plan and answered questions. Kelly Largent reviewed the proposed final site plan and answered questions with developers Justin Neal and Michael Martinez. Deliveries, the need for more shrubs, lighting and the water retention area were discussed. Motion by Doug Dow to approve the site plan and to hold a public hearing at the next planning commission meeting on August 4, 2021, supported by Grace Rappe. Motion Carried

Amendments to Zoning Ordinance: Doug Dow discussed comments made on the proposed draft, the draft will need some more review by the committee which will need to make some final changes.

Chairman John Chipman gave an update on the status of the Red Arrow Highway / Harbert improvements. He also shared information on the Berrien County Trails planning study.

Zoning Administrator Updates: There were no updates.

Adjournment: With no further business before the Commission Doug Dow moved to adjourn the meeting at 8:30 PM, supported by Grace Rappe. Motion carried.

Respectively Submitted,
Bill Marske, Secretary, Chikaming Township Planning Commission