

CHIKAMING TOWNSHIP PLANNING COMMISSION

June 2, 2021 Meeting

Approved July 7, 2021

Due to a State of Emergency Order enacted by the Berrien County Board of Commissioners, the meeting was conducted electronically via a Zoom Video Meeting

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, Jerry Kohn, Grace Rappe, and Bill Marske present. Township Zoning Administrator Kelly Largent and township attorney Charles Hilmer were also present. Planning commission member Andy Brown was absent.

The Agenda was reviewed. Doug Dow moved to approve the agenda supported by Jerry Kohn. Roll call vote, with all members voting yes, motion carried.

Minutes of the May 5, 2021 meeting were reviewed. Doug Dow moved to approve the minutes with changes, supported by Grace Rappe. Roll call vote, with all members voting yes, motion carried.

Unfinished Business: Chairman John Chipman gave an update on the status of the Red Arrow Highway / Harbert improvements. The committee will has made a change and will be working with the Antero Group on streetscape in Harbert on the Red Arrow Highway. They helped with design of the Union Pier project. The Park Board will be making changes at Harbert Park.

Doug Dow reported on the Zoning Ordinance review, the committee has completed their review and the planning commission members should be getting copies of the proposed changes within the next week to review and discuss at the July meeting.

Zoning Administrator Updates: There were no updates.

New Business :

Conceptual Review -13400 Red Arrow Highway, Property Code #11-07-0010-0044-00-2 changing retail use to brewery and tasting room and continue short term rental. Tyler Webb and Noah Hopkins the developers and Kathy Burczak presented their plans and answered questions from the planning commission members. Outdoor seating, parking, loading zone, dumpster site and landscaping were topics that were discussed, specifically the area from the front property line to the edge of the new roadway.

SLU 206-Site Plan Review 16024 Red Arrow Highway, Property Code #'s 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 presented the plans for the development and answered questions from the planning commission members. The developer was encouraged to work with Zoning Administrator Kelly Largent and township fire chief Mike Davidson to address fire safety concerns.

Initial Site Plan Review: for a Biggby Coffee at 12850 Sawyer Road, Property Code #11-07-0002-0007-02-5, in a C-I Commercial district. Justin Neal and Michael Martinez the developers and Rob Andrew of

Merritt Midwest presented their plans and answered questions from the planning commission members. Moving the location of the proposed building and parking, traffic, the storm water basin, adding a sidewalk, landscaping, and loading zone were topics that were discussed. Specifically, the applicant was asked to bring examples of some water retention areas. They were asked to consider adding the sidewalk for when Sawyer Road is redesigned by the County Road Department and rebuilt in 2022.

Public Comment – There were no comments from the public.

Adjournment: With no further business before the Commission Doug Dow moved to adjourn the meeting at 8:30 PM, supported by Jerry Kohn. Roll call vote, all members voted yes, motion carried.

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