

CHIKAMING TOWNSHIP PLANNING COMMISSION

June 7, 2023 Minutes

Approved on July 5, 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, Andy Brown and Bill Marske present. Township zoning administrator Kelly Largent, township attorney Charles Hilmer and Kim Livengood of the Township Zoning Department were also present. Member John Chipman was absent.

Public Hearing : Rezoning - Chikaming Country Club, Lakeside Road, Lakeside. Requesting to rezone property codes 11-07-0020-0042-04-0, 0042-05-8, 0042-06-6 and 0042-07-4 from R-1. These properties are currently zoned R-1 Single Family Residential to RE-Recreational. Members Jim Gormley and Doug Dow recused themselves and removed themselves from the public hearing. There was no public comment.

Motion by Andy Brown to end the Public Hearing, supported by Steve Zavodny. Motion carried.

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

Approval of Minutes: May 3, 2023 Regular Meeting – Doug Dow moved to be approved the minutes of the May 3, 2023 meeting with changes, supported by Jim Gormley. Motion carried.

Public Comment – There was no public comment.

Motion by Doug Dow to end public comment, supported by Steve Zavodny. Motion carried.

New Business:

Site Plan Review: Paul Caron, 13686 Red Arrow Highway, Harbert, Property Code # 11-07-0010-0038-25-8. Applicant is requesting the renovation of and addition to an existing building into a retail store. Kelly Largent led the review and discussion of the proposed site plan. The applicant answered questions from the planning commission members concerning the site plan. Questions included location of the fire lane, drain commission approval, fence location and height, landscaping and loading space.

Site Plan Standards read by Jim Gormley and reviewed by planning commission.

Moved by Jim Gormley to approve the site plan for Paul Caron, 13686 Red Arrow Highway, Harbert, Property Code # 11-07-0010-0038-25-8, applicants request to

renovate and add an addition to an existing building to make it into a retail store with the following conditions, approval of a fire lane location by the Chikaming Township Fire Chief, approval by Berrien County Drain Commission, to provide zoning administrator Kelly Largent with site plan that notes the fence height, the loading space requirement will not be required, and that the height of the shrubs will meet the current height requirements, supported by Doug Dow. Motion carried.

Parcel Combination: Applicant, Robert Linton, vacant lots on Woodlawn Ave Property Codes 11-07-4570-0055-00-1 and 11-07-4570-0046-00-2, is requesting to combine 2 vacant lots to create one conforming lot. Kelly Largent led the review and discussion of the proposed lot combination. The combination of the two nonconforming lots will create one conforming lot.

Moved by Doug Dow to recommend to the Township Board to approve combining lots 11-07-4570-0055-00-1 and 11-07-4570-0046-00-2, to create one conforming lot, supported by Steve Zavodny. Motion carried.

Unfinished Business:

Rezoning: Chikaming Country Club, Lakeside Road, Lakeside. Requesting to rezone property codes 11-07-0020-0042-04-0, 0042-05-8, 0042-06-6 and 0042-07-4 from R-1 Single Family Residential to RE-Recreational. Members Jim Gormley and Doug Dow recused themselves and removed themselves from the discussions and voting on this request for rezoning. Kelly Largent led the review and discussion of the proposed request to rezone from R-1 Single Family Residential to RE-Recreational. Planning asked questions concerning the site, the adjoining properties and current use.

Review Considerations in section 17.05 read by Cam Mammina and reviewed by planning commission.

Motion by Andy Brown to recommend to the Township Board to approve the request by Chikaming Country Club, Lakeside Road, Lakeside Request to rezone property codes 11-07-0020-0042-04-0, 0042-05-8, 0042-06-6 and 0042-07-4 from R-1 Single Family Residential to RE-Recreational, Steve Zavodny. Motion carried.

Develop RFP for Master Plan: Kelly Largent showed the planning commission members examples of RFP to be used to request quotes for an update to our current Master Plan. these examples of proposals were reviewed and discussed, and it was decided that we will need a special meeting to create our RFP. The planning commission will have a workshop to our RFP on June 21, 2023 at 6:30 pm.

Public Comment – There was no public comment.

Motion by Doug Dow to end public comment, supported by Bill Marske. Motion carried.

Adjournment: With no further business before the Commission Doug Dow moved to adjourn the meeting at 7:40 pm, supported by Andy Brown. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission