

## CHIKAMING TOWNSHIP PLANNING COMMISSION

May 3, 2023

Minutes Approved on June 7, 2023

The meeting was called to order with the pledge of allegiance at 6:30 pm by chairman Cam Mamma, 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 #214:** Jim Gormley moved to open Public Hearing #214, supported by Doug Dow. Applicant, Ben Parker, 9192 Murphy Grove, Lakeside, Property Code # 11-07-5090-0005-00-2. Is requesting to construct an 18.5 x 16.5 accessory building to be used as an accessory dwelling unit, there was no public comment.

Motion by Doug Dow to end the public hearing for SLU #214, supported by Jim Gormley. Motion carried.

**Public Hearing #215:** Jim Gormley moved to open Public Hearing #215 supported by Doug Dow. Applicant Robert Paladino, 12312 Red Arrow Highway, Sawyer, Property Code # 11-07-7280-0016-00-1. Is requesting to allow multifamily in a C-Commercial district, there was no public comment.

Motion by Doug Dow to end the public hearing for SLU #215, supported by Jim Gormley. Motion carried.

**The Agenda:** Was reviewed, Doug Dow moved to approve the agenda with no changes, supported by Steve Zavodny. Motion carried.

**Approval of Minutes: April 5, 2023 Regular Meeting** - Doug Dow moved to approve the minutes with changes, supported by Jim Gormley. Motion carried.

**Public Comment:** There was no public comment, Motion by Doug Dow to end the public comment, supported by Jim Gormley. Motion carried.

### **New Business:**

**Update on Township projects:** Was given by Township Supervisor David Bunte. He reviewed the upcoming road and proposed park projects for 2023 and in the future. Drain projects were mentioned and the need to begin updating the Master Plan to be completed in 2024.

**Parcel combination:** Applicant, Alonzo Zahour, is requesting to combine lots 11-07-7300-0017-00-5 and 11-07-7300-0018-00-1, both are vacant lots on Greenbush. Kelly

Largent led the review and discussion of the proposed lot combinations. After a review Jim Gormley moved to recommend to the Township Board to approve combining lots 11-07-7300-0017-00-5 and 11-07-7300-0018-00-1, both are vacant lots on Greenbush, supported by Doug Dow. Motion carried.

**Site Plan Review:** Douglas Reichl, representing DJR Acquisition, 4916 Browntown Road, Sawyer, Property Code # 11-07-0001-0001-00-2. Applicant is requesting to dig a 1.49-acre pond in an AG-Agriculture zoning district. Kelly Largent led the review and discussion of the proposed pond with Steve Czadzeck project manager at Abonmarche answering questions about the project.

Site Plan Standards read by Jim Gormley and reviewed by planning commission. Motion by Jim Gormley to approve DJR Acquisition, 4916 Browntown Road, Sawyer, Property Code # 11-07-0001-0001-00-2 request to dig a 1.49-acre pond in an AG-Agriculture zoning district, supported by Doug Dow. Motion carried.

**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. Kelly Largent led the review and discussion of the request for rezoning.

Motion by Andy Brown to hold a public hearing on June 7, 2023 for 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, supported by Steve Zavodny. Motion carried.

#### **Unfinished Business:**

**Special Land Use #214:** Applicant, Ben Parker, 9192 Murphy Grove, Lakeside, Property Code # 11-07-5090-0005-00-2. Requesting to construct an 18.5 x 16.5 accessory building to be used as an accessory dwelling unit. Kelly Largent led the review and discussion.

Site Plan Standards read by Jim Gormley and reviewed by planning commission. Motion by Jim Gormley to approve site plan for special land use #214, supported by Doug Dow. Motion carried.

Special Land Use Standards read by Jim Gormley and reviewed by planning commission. Motion by Doug Dow to recommend to the Township Board to approve SLU # 214, applicant, Ben Parker, 9192 Murphy Grove, Lakeside, Property Code # 11-07-5090-0005-00-2, request to construct an 18.5 x 16.5 accessory building to be used as an accessory dwelling unit, supported by Jim Gormley. Motion carried.

**Special Land Use #215:** Applicant Robert Paladino, 12312 Red Arrow Highway, Sawyer, Property Code # 11-07-7280-0016-00-1. Requesting to allow multifamily in a C-Commercial zoning district. Kelly Largent led the review and discussion.

Special Land Use Standards read by Jim Gormley and reviewed by planning commission. Motion by Jim Gormley to recommend to Township Board to approve SLU 215, applicant Robert Paladino, 12312 Red Arrow Highway, Sawyer, Property Code # 11-07-7280-0016-00-1, request to allow multifamily in a C-Commercial zoning district, supported by Doug Dow. Motion carried.

**Public Comment:** There was no public comment, Motion by Doug Dow to end the public comment, supported by Steve Zavodny. Motion carried.

**Adjournment:** With no further business before the Commission Doug Dow moved to adjourn the meeting at 7:11 pm, supported by Steve Zavodny. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission