

Chikaming Township Planning Commission

May 4, 2022 Meeting

Minutes Approved on June 1, 2022

The meeting was called to order with the pledge of allegiance at 6:32 pm by chairman Cam Mammina, with members Andy Brown, John Chipman, Bill Marske, and Jim Gormley present. Township zoning administrator Kelly Largent, Township employee Kim Livengood, and township attorney Charles Hilmer were also present. Planning commission members Steve Zavodny and Doug Dow were absent.

Public Hearing: SLU 209- Applicant Rocky Troxell, 7237 Youngren Road, property code # 11-07-0015-0016-02-6 is requesting to convert an existing principal residence to an accessory dwelling unit intended for family use. Kelly Largent gave a brief overview of the request to convert an existing principal residence to an accessory dwelling unit intended for family use. Melanie Lynch expressed concerns about the applicant getting permits and when work would be completed. This public hearing was closed.

Public Hearing: Zoning ordinance amendment - Union Pier Corridor, the proposed text amendment would clarify that the commercial requirement applies for Red Arrow Highway frontage only. Kelly Largent gave a brief overview of the proposed amendment. Pijus Stoncius expressed concerns of increased traffic created by commercial traffic and asked who expressed concerns about commercial requirements, Mary Paukstys asked about having commercial and residential together, Karen Doughty enjoys Union Pier and is afraid it will be ruined by big development & type of building material, Fran Wersells asked about parking, Nick Martinski asked about who expressed concerns about commercial requirements on side streets in the Union Pier Corridor This public hearing was closed.

The Agenda was reviewed, John Chipman moved to approve the agenda as presented, supported by Andy Brown. Motion Carried.

Minutes of the April 6, 2022 meeting the minutes were reviewed and Andy Brown moved to approve the minutes without additional changes, supported by John Chipman. Motion Carried.

Public Comment :

Stan Wilk had questions about the conditions that have not been met for the Union Green project and that there is work that still needs to be completed, Chairman Mammina read the names of member of the public that have sent correspondence and will be put into the record,

Brian Granke handed out information on outdoor lighting and mentioned issues he currently has with his neighbor's lights, he also would like to see the park board charge for parking at Cherry Beach,

Conrad Muehrck asked about density standards for the Union Green Project and feels that they need a new site plan

Basia Klincewicz stated that Union Pier does not need a development like Union Green, the planning commission needs to keep their mission in mind and the community does not want a project like this,

Susan Szymarski feels we have overcrowding at the beaches already and the township need to address overcrowding and parking before we add more homes,

Nora Gylys asked about why there are not elevators on the home to make them ADA accessible and if they will be sold at an affordable price, will they promote full time residents, and the swimming pool is too close to the property line, the residents of Union Pier are not being heard,

Pijus Stoncius asked why live/work is not listed in the zoning ordinance and why parking is excluded from the retail requirement on the first floor, feels there is a lack of attention to detail,

Mary Paukstys feels Union Pier is a quiet place and they do not need a hotel with 200 to 240 more people, live/work is being forced on the local residents,

End of public comment

Unfinished Business:

SLU 209- Applicant Rocky Troxell, 7237 Youngren Road, property code # 11-07-0015-0016-02-6 is requesting to convert an existing principal residence to an accessory dwelling unit intended for family use. Kelly Largent review of the request to convert an existing principal residence to an accessory dwelling unit intended for family use, both homes will be accessory dwellings. After a discussion Jim Gromley moved recommend to the Township Board to approval of SLU 209, supported by John Chipman. Jim Gromley read the standards in section 17.03 for granting special land use approval and it complies with all standards. Motion Carried!

Zoning ordinance amendment - Union Pier Corridor, the proposed text amendment would clarify that the commercial requirement applies for Red Arrow Highway frontage only. Kelly Largent reviewed of the proposed amendment and why there is a need to remove it. John Chipman commented that it was not intended to have commercial use on the side streets off Red Arrow Highway in the Union Pier Corridor. After a discussion Andy Brown moved to recommend to the Township Board to approve the amendment, supported by Jim Gromley. Motion Carried

Site Plan Review: Applicant, Union Green, 16024 Red Arrow Highway, Union Pier, Property Code #11-07-0125-0026-03-3., mixed use development in a C-U Commercial district, Suzanne Schultz gave a presentation on changes to the site plan for the developer and answered questions. Kelly Largent addressed the conditions that were listed as not being met and after a discussion, Jim Gromley moved to approve the Union Green site plan #2 with conditions, that include a designated loading space for the commercial businesses, moving the

fences one foot off of the property line, screening for the air conditioner units, and approval from the Berrien County Drain Commissioner, supported by Andy Brown. Jim Gromley read the standards in section 17.02 for Site Plan approval and all conditions have been met or are in the process of being met. Motion carried.

Jim Gromley moved to approve the Union Green site plan #1 with the same conditions as plan #2 to be used if the proposed zoning ordinance amendment for the Union Pier Corridor is approved, supported by Andy Brown. The site plan conditions were reviewed during the previous motion. Motion Carried.

New Business:

SLU 210: Applicant Edita Maier, 15256 Lakeshore Road, Lakeside, Property Code 11-07-0019-0087-02-0 is requesting to build an accessory dwelling unit on the second floor of a detached garage to be used by family only. Set date and time for public hearing. Kelly Largent review of the request to build an accessory dwelling unit on the second floor of a detached garage that is across from the Lakeside Inn and has been used by family. After a discussion John Chipman moved to hold a public hearing for SLU 210 at the June 1, 2022 meeting, supported by Andy Brown. Motion Carried.

Site Plan Review: Applicant, Cam Mammina, 5870 Sawyer Road, Sawyer, Property Code 11-07-0011-0046-01-1, requesting an amendment to a previously approved site plan to approve a vendor truck. Chairman Mammina recused himself from the planning commission and went into the audience, vice chairman Chipman took over the meeting. Kelly Largent review of the request to amend the site plan to add a food truck to the site and Cam Mammina also answered questions. After a discussion Jim Gromley moved to approve the amendment to add a food truck to the site plan, supported by Andy Brown. Jim Gromley read the standards in section 17.02 for Site Plan approval and all conditions have been met. Motion carried.

Chairman Mammina returned the planning commission after the vote to continue running the meeting.

Chikaming Initiative: John Chipman reported that Red Arrow Highway will be resurfaced this summer and will be reduced to three lanes going south from Harbert to Lakeshore Rd. The work on Sawyer Road will begin with drainage work for the project to be done this summer and the resurfacing will be done this fall.

Public Comment :

Pijus Stoncius asked if there will be any more approvals needed for the Union Green project and that we do not need an 18 unit development in Union Pier.

Fran Wersells was concerned that the updated information for the Union Green project was confusing and double talk.

Adjournment

With no further business before the Commission John Chipman moved to adjourn the meeting at 8:57 PM, supported by Andy Brown. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission