

CHIKAMING TOWNSHIP PLANNING COMMISSION

May 5, 2021 Meeting

Approved June 2, 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 Public Hearing SLU #205; for David and Mandi Buckland, 5366 Sawyer Road, Sawyer, Property Code # 11-07-0012-0007-00-6 began at 6:31 PM. They were requesting up to a 5-tent campground, each tent will not exceed 6 guests. Tents are primitive with no electric or plumbing, solar shower bags and porta-johns are provided. The applicants have revised their request to 3 campsites. Campgrounds are permitted by Special Land Use in AG.

Public Comments – Raymond Barskus, Flynn Rd, Sawyer was opposed to approving SLU #205, Amber Bails Norway, Iowa was in favor approving SLU #205, Leo Aubel attorney for the applicant made a statement about the proposed campground, John Cordogan Browntown Rd, Sawyer was opposed to approving SLU #205, Carrie Klint Sawyer Rd, Sawyer was in favor approving SLU #205, Samantha Patel owner of Sawyer Market was in favor approving SLU #205, David Fuller Minnich Rd, Sawyer had concerns about traffic and setbacks, Roger Kelly Lakeside, Michigan was opposed to approving SLU #205, Dan Buckmeyer Sawyer Rd, Sawyer was in favor approving SLU #205, and will forward a letter from four neighbors that are in favor approving SLU #205. The public hearing was closed at 6:54 PM by chairman John Chipman.

The meeting was called to order with the Pledge of Allegiance at 6:54 PM by chairman John Chipman, with members, Doug Dow, Cam Mammina, Jerry Kohn, Grace Rappe, 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.

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

Minutes of the March 3, 2021 meeting were reviewed. Doug Dow moved to approve the minutes with no changes, supported by Grace Rappe. Roll call vote, with all members voting yes, motion carried.

Unfinished Business: SLU #205; for David and Mandi Buckland, 5366 Sawyer Road, Sawyer, Property Code # 11-07-0012-0007-00-6. They were requesting up to a 5-tent campground, each tent will not exceed 6 guests. Tents are primitive with no electric or plumbing, potable water supplied for washing dishes and solar shower bags, and porta-johns are provided. The applicants have revised their request to 3 campsites. After a discussion with applicant and a review of the standards for granting Special Land Use approval "Section 17.03 C " it was determined that SLU #205 is compatible with adjacent uses by not impacting the local environment, it is compatible with the Master Plan by encouraging tourism, it will not have an impact on public services or traffic, it will not have a detrimental impact on local property, and the primitive sites are compatible with the natural environment. Motion by Grace Rappe

to recommend to the Township Board to approve Special Land Use #205 with the following conditions, three or four tents will be allowed with a maximum total capacity of 16 people, and no recreational vehicles will be allowed at the sites and Special Land Use #205 is only valid under the ownership of the Bucklands, supported by Jerry Kohn. Roll call vote, with all members voting yes, motion carried.

Chairman John Chipman gave an update on the status of the Red Arrow Highway / Harbert improvements. The committee will begin working on streetscape in Harbert on the Red Arrow Highway and hope to meet next week. The Union Pier project is nearing completion with a dedication planned on Memorial Day.

Doug Dow reported on the Zoning Ordinance review, the committee plans to have the proposed changes to the planning commission members soon for members to review and discuss at the July meeting and possibly have a public hearing in August.

Zoning Administrator Updates: Zoning Administrator Kelly Largent mentioned there will be three items coming up for the June meeting, Bigby Coffee initial site plan review, conceptual site plan review for proposed new business at 13400 Red Arrow Hwy (Center of the World Woodshop), and initial review for SLU for Mosaic Townhouse project on the corner of Goodwin and Red Arrow.

New Business

Platted Lot Combination-Scott and Susan Carpenter-13868 Jane Way, Harbert, Property Code #11-07-3040-0006-00-1 and 11-07-3040-0007-00-8 Harbert Prairie Condominium. Applicant wishes to combine 2 lots into 1, the deed to combine the two lots has been recorded with the county. After a discussion it was moved by Doug Dow to recommend to the Township Board to approve the lot combination of Property Code #11-07-3040-0006-00-1 and 11-07-3040-0007-00-8 Harbert Prairie Condominium, supported by Bill Marske. Roll call vote, with all members voting yes, motion carried.

Boundary line adjustment in a platted subdivision-Kent and Lori Swanson, 15992 Lakeshore Road, Property Code #'s 11-07-2870-0062-03-1 and 11-07-2870-0062-04-9. Rebecca Johnson attorney for the applicant discussed the request and explained that the change will not create a nonconforming lot. After a discussion it was moved by Doug Dow to recommend to the Township Board to approve the requested boundary line adjustment in a platted subdivision-Kent and Lori Swanson, 15992 Lakeshore Road, Property Code #'s 11-07-2870-0062-03-1 and 11-07-2870-0062-04-9, supported by Bill Marske. Roll call vote, with all members voting yes, motion carried,

Preliminary Site Plan Review: Discussion on potential rezoning of a property zoned R-1 to Multi Family, Property Code #11-07-7140-0010-00-7, 6485 Sawyer Road. Members discussed that this would be spot zoning and there are better locations in the township for this type of development, the planning commission would be interested in forming a committee to work with the developer to find the ideal location for the proposed development.

Public Comment – Tyler Webb told the members that he is in the process of purchasing Center of the World Woodshop and he is hoping to develop it into a microbrew and beer garden

Adjournment: With no further business before the Commission Doug Dow moved to adjourn the meeting at 8:51 PM, supported by Grace Rappe. Roll call vote, all members voted yes, motion carried.

Respectively Submitted,

Bill Marske, Secretary, Chikaming Township Planning Commission