

# CHIKAMING TOWNSHIP PLANNING COMMISSION

May 6, 2020 Minutes

Approved at Regular Meeting on June 7, 2020

Per Governor Whitmer's Executive Order 2020-48, as it applies to MCL 15.264, the meeting was conducted electronically via a Zoom Video Meeting

The meeting was called to order with the Pledge of Allegiance at 6:31 PM by chairman Doug Dow, with members Grace Rappe, John Chipman, Richard Carlson, Bill Marske, and Jerry Kohn present. Andy Brown joined shortly after the meeting started, also attending was township Zoning Administrator Van Thornton.

**Public Hearing:** To rezone Property Code #11-07-0014-0015-02-1. Vacant 10acre parcel on Three Oaks Road, currently zoned R-Recreation to AG-Agriculture for property is currently owned by Chikaming Township was held next. Township Zoning Administrator Van Thornton told the planning commission that the parcel is currently zoned R-Recreational and the property surrounding it is all zoned AG-Agriculture. This will not be spot zoning and the change in zoning will match the other parcels in the zoning district. There were no other comments.

**Public Hearing** ended at 6:38 PM.

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

**Minutes of the prior March 4, 2020 meeting** were reviewed. Grace Rappe moved to approve the minutes with one change, supported by John Chipman. Roll call vote, with all members except Richard Carlson voting yes, and with Richard Carlson abstaining, motion carried

**Old Business:** Rezoning vacant parcel on Three Oaks Road, Property Code # 11-07-0014-0015-02-1. Based on information from the public hearing that rezoning the parcel would make it match the zoning of the surrounding property, Bill Marske made a motion to rezone the vacant 10 acre parcel on Three Oaks Road

Property Code #11-07-0014-0015-02-1 from R-Recreation to AG-Agriculture, supported by Grace Rappe. Roll call vote, with all voting yes, motion carried.

**Zoning Administrator Updates:** Township Zoning Administrator Van Thornton had no updates at this time.

**New Business: Lot Division Application:** Sally Taylor, representing Sandra Thompson, the owner of 15412 Red Arrow Highway, property code # 11-07-4850-0019-01-0 is requesting Planning commission approval for a division of a platted lot as required by Article III of Ordinance 42, known as “An Ordinance for Division of Lots in Recorded Plats”. Zoning Administrator Van Thornton told the planning commission that the two lots that would be created by the lot division do not meet current standards and several variances would be needed to make the lots compliant, these include the lot size, with both lots being under 20,000 sq. ft. the rear and side setbacks do not meet 30 ft. for the side and 50 ft. for the rear. Sally Taylor explained what the owner is requesting. After a discussion by the Planning Commission members, Andy Brown moved to recommend to the township board to deny the request for a lot division for the property located at 15412 Red Arrow Highway, property code # 11-07-4850-0019-01-0, supported by Richard Carlson. Roll call vote, with all voting yes, motion carried. Zoning Administrator Van Thornton stated that the motion needs to include a reason for the why the planning commission is making this recommendation. Doug Dow moved to amend the motion to deny the lot division to include: that the proposed lot division would create two non-conforming lots with both lots being under the required 20,000 sq. ft.; that many variances would be required to address the lot size, side and rear setbacks which do not meet 30 ft. for the side and 50 ft. for the rear; and that it would create a potential for safety and nuisance issues due to the close proximity of the existing buildings; supported by Grace Rappe. Roll call vote, with all voting yes, motion carried.

**Preliminary Site Plan Review:** Ade Adewoye, Brooks Architectural, representing Cynthia Berkshire, Harbert Property Holdings LLC, owner of 13565 Red Arrow Highway, Harbert, property code # 11-07-0010-0040-20-1 is requesting site plan review to convert a commercial space into a restaurant. Zoning Administrator Van Thornton told the Planning Commission that he has been working with Ade Adewoye and has reviewed the Site Plan Review Checklist and circled items that still need to be addressed. Ade Adewoye and Britiney Gurley-Thomas presented a revised site plan which showed parking, landscaping and the other items. After a

discussion with the Planning Commission members, several Planning Commission members made some recommendations on how to improve the site plan so that it will meet the current standards for approval.

**Election of Officers:** Motion by Doug Dow to nominate John Chipman to serve as Planning Commission chairman for 2020 to 2021, supported by Grace Rappe. Roll call vote, with all voting yes, motion carried. Motion by Doug Dow to nominate Jerry Kohn to serve as Planning Commission vice-chairman for 2020 to 2021, supported by Richard Carlson. Roll call vote, with all voting yes, motion carried. Motion by Doug Dow to nominate Bill Marske to serve as Planning Commission secretary for 2020 to 2021, supported by Grace Rappe. Roll call vote, with all voting yes, motion carried.

**Public Comments:** None

**Adjournment:** With no further business before the Commission John Chipman moved to adjourn the meeting at 8:00 PM, supported by Jerry Kohn. All members voted yes, motion carried.

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