

**CHIKAMING TOWNSHIP PLANNING COMMISSION SPECIAL MEETING DECEMBER 20,
2017 - APPROVED MINUTES**

The Planning Commission special meeting was called to order with the Pledge of Allegiance at 6:30 pm by Chairman Andrew Brown with members Bill Marske, Jerry Kohn, Grace Rappe, Richard Carlson, and Gary Wood present. Member Doug Dow was absent.

Others Present included Chris Doozan, Dan Coffey, Sarah Doty, Cindy Ellis, Leo Krusack, Maureen Culp, Jim Ludwig, George Lucas, Brian Kern, Dean Ray, Rich Kochanny, John Natsis, Scott Rappe, Janet Schrader

Old Business: None

Public Comments:

Andy Brown opened with a statement of Purpose and Ground Rules for the Public Hearing. It was also stated that the three areas that would not be included in the Zoning Ordinance and not discussed tonight would be Woodlands Protection, Rental Housing and Medical Marijuana. Approx. 70 people attended, plus press

Chris Doozan, of McKenna Assoc., provided a statement on background of the process that led to this Public Hearing, including a year of meetings, interviews, web postings and opportunities for public input. Then followed by a summary of the significant changes from our existing ordinance.

The floor was opened for public comment (max. 3 minutes each).

Dan Coffey: Chikaming is trying to duplicate many things that Federal and State laws already address. Chikaming does not have the staff, money and expertise to enforce these things. The definitions need significant revision, especially the definition for "Dunes". There are no "Dunes" in Union Pier. Many different conditions exist along the lakefront.

Sarah Doty: Water Quality should be our number one priority! A booklet titled "Filling the Gaps" was presented to Chris Doozen. This publication, from ten years ago published by MI DEQ discusses the thing a Township can do to fill the gaps between State and Federal regulations.

Cindy Ellis: Construction hours are stated as 7:00 AM to 7:00 PM. This is not a good overall regulation, as dense areas need reduced hours and rural areas need less regulation. A preference would be to let the individual Homeowners Associations set their own regulations and monitor their own residents.

Leo Krusack: Please repeat the three areas that will not be included in the Zoning Ordinance and not discussed tonight. Woodlands Protection, Rental Housing, and Medical Marijuana.

Dan Coffey: Real estate tax assessments will be made on January 2018. If the Moratorium is still in effect along the Green Corridor, will the tax be reduced to reflect the lower property values caused by the moratorium?

Andy Brown read a letter from Scott Watson for the Reed Beidler Trust into the Minutes. 1. The letter claims that the Township is reducing the setback from the lake to reduce the value of his property next to the Cherry Beach parking lot so that they can buy the property for a reduced

cost. 2. if all property along the lake is subject to the setback it will reduce all property values and thus reduce Township revenue and put a greater burden on all remaining property owners. Sarah Doty: Response to Reed Beidler Trust letter regarding the over-development proposed for the Reed Beidler Trust property and the importance of preserving trees and natural habitat on the property. Sarah asked for hands of those who agree: approx. 20 agreed.

Maureen Culp: Timing is poor during this Holiday season. It is a large document to be studied in a very short time.

Jim Ludwig: Moved from Chicago to get away from all the regulations, over-regulation of this rural community is killing development. Jim asked for hands of those who agree: approx. 3 agreed.

Leo Krusak: Regulation will preserve Chikaming Township's unique character. Neighboring Townships have failed to organize.

George Lucas: The document is difficult to read and find what you are looking for, with too many references to other sections to find additional information. Put like things together in one place. Cindy Ellis: There is massive development going on in Shorewood Hills. We need regulation!

Brian Kern: Erosion damage is not a Township liability. It is the responsibility of each home owner. My property is an example of how the shoreline can be protected.

Dean Ray: Consultant. Definitions are poor for Dunes, Dune coverage statements, seem to be potential lawsuits. I consult on such issues and would do so pro bono to assist.

Rich Kochanny: Self-Store owner. Requirements in many areas are too restrictive on potential business owners. For example, I would be required to build an very expensive brick wall around my property if I built a self-store project. Also building shapes, gabled roofs? Kennel requirement of 1 acre per 10 animals? Consider reducing restrictions on businesses.

Dan Coffey: Is this a Revision or a New Ordinance? How does it affect existing buildings? Wetland regulation is not the Township's responsibility.

Sarah Doty: The Township should regulate wetlands. See "Filling the Gaps" for examples.

John Natsis: Second Home owners need more input than they are getting. Seek their opinions.

Scott Rappe: Time is short for digesting this proposal. It may be beneficial to have another open meeting after the Holidays when people can focus better on these issues. Architectural character is difficult to regulate and can be negative if too specific. I will provide some suggestions on addressing this issue. Overall this proposed ordinance seems better than most that I deal with around the country.

Tom Toualis: (email read by Andy Brown) I am in favor of limiting development along the lake.

Janet Shrader: I support the ordinance to Maintain and Grow what we love about this community we live in. The Dunes need protection! The new R1-W District is a good move.

Jim Ludwig: More regulation is not the answer. Respect the Lakeshore Owners.

Dean Ray: The township should stay out of regulating Dunes and Wetlands

Sarah Doty: The Green Corridor should be regulated to make the property look good for people in autos as they pass through, would like to see 10 ft tree buffers for Deer and other animals.

Gary Wood commented and thanked the people that attended the meeting for their comments which will be taken into consideration as the review of the proposed Chikaming Township Zoning Ordinance continues.

Adjournment:

With no further business before the Commission, Gary Wood moved to adjourn the meeting at 8:00 pm. Supported by Jerry Kohn. Motion Carried. Meeting Adjourned.

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