

# CHIKAMING TOWNSHIP PLANNING COMMISSION

September 1, 2021 Meeting

Minutes Approved November 3, 2021

The meeting was called to order with the Pledge of Allegiance at 6:30 PM by chairman John Chipman, with members, Doug Dow, Cameron Mammina, Andy Brown, Grace Rappe, Jerry Kohn, and Bill Marske present. Township zoning administrator Kelly Largent, Kim Livengood zoning office assistant and township attorney Charles Hilmer were also present.

Motion by Doug Dow to limit public comment during the public hearing to three minutes for each individual, supported by Andy Brown. Motion carried.

## **Public Hearing on Proposed Zoning Ordinance Amendments to Chikaming Township Zoning Ordinance**

**#144:** Comments from the public - Sharon Lindstrom thanked the planning commission for their work and asked for clarification, will the proposed amendments have an impact on the proposed Union Green development related to density, is it cumulative? Nora Gylys asked why Chikaming Township and New Buffalo Township have the same zoning for the overlay district that applies to Union Pier, who's vision? what is the formula for calculating the number of bedrooms allowed and for open space, Jill Underhill asked about the changes in the sign ordinance. Pijus Stoncius feels the C-U district is a bogus mixed use district that is used by developers to jam through higher density, it should be changed to residential, Stan Wilk asked why the we have same zoning for the overlay district for Union Pier that New Buffalo Township has, who do you contact to deal with issues? Fran Wersells feels that the road setbacks for Red Arrow Highway in Union Pier are confusing, Chris Dudiak asked about the process of adopting the proposed ordinance changes and how long it will take, Nick Martinski has concerns with density requirements, Janet Schrader asked if there is an ordinance to cover events at township parks, if not there is a need for one when large groups hold events in the parks, this was the end of public comment, there was a letter from Ellen Mrazek, and three proposed changes from Township Zoning Administrator Kelly Largent, that will be put on record.

**The Agenda** was reviewed, and Doug Dow moved to approve the agenda as presented, supported by Grace Rappe. Motion carried.

**Minutes of the August 4, 2021 meeting** were reviewed. Doug Dow noted several changes, Doug Dow moved to approve the minutes with changes, supported by Cam Mammina. Motion carried.

## **Unfinished Business:**

**SLU 206-Final Site Plan Review:** Township Zoning Administrator Kelly Largent reviewed the applicant's response to the Planning Commission request for redesign for the project. The developer will add a street sign that will include the street addresses and house numbers. There was discussion among the members related to open space calculation, parking requirements and safety issues with the driveway and with the current plan an ambulance will have to back out of the driveway if the emergency is in the building at the back side of the development.

Motion by Grace Rappe to ask the applicant for SLU 206 to come back to the Planning Commission with a response to comply the driveway safety requirements listed in section 6.15 B.B.F of the Zoning Ordinance, to reduce density and increase open space, and to do an Impact Assessment for the development as listed in section 17.03 D of the Zoning Ordinance, supported by Andy Brown. Motion carried.

**Proposed Amendments to Chikaming Township Zoning Ordinance #144:** Doug Dow, Township Zoning Administrator Kelly Largent, and Paul Lippens from Mckenna reviewed the proposed changes to the zoning ordinance. After a discussion of some additional changes Doug Dow moved to approve the proposed changes to the Chikaming Township Zoning Ordinance #144 with the following changes; the proposed new section 5.01.H.2.viii was removed as not being necessary, a footnote was added to Table 3.01 that maintains the Chikaming Zoning Ordinance regulation of Commercial Lodging in the Union Pier Overlay, and a minimum Dwelling Unit Size of 940 square feet was added to the Nonconforming Lots Table 8.05.D.1 for all NCR-1 lots, and a footnote was added specifying that for lots below 4,700 sq. ft., the minimum Dwelling Unit size will be 20% of lot coverage, supported by Grace Rappe. Motion carried.

**New Business :** None

**Chikaming Initiative:**

Chairman John Chipman gave an update on the status of the Red Arrow Highway / Harbert improvements. There will be a community open house at Harbert Park at the pavilion scheduled for Wednesday September 15<sup>th</sup> from 5:30 to 7:30, to get community input on proposed changes the Red Arrow Highway / Harbert area.

**Public Comment:** Several people mentioned the proposed Union Green development, their concerns included safety, density, the drive way, who will do the impact study, that the local residents should have more input on approving the project, ground contamination, parking and traffic, and if the developer should have to provide a performance bond to make sure that they complete the project. Other comments included one individual being involved in the Union Pier development project and another individual asked where the members of the planning commission live in the township.

**Adjournment:** With no further business before the Commission Grace Rappe moved to adjourn the meeting at 9:05 PM, supported by Cam Mammina. Motion carried.

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