

CHIKAMING TOWNSHIP PLANNING COMMISSION

September 7, 2022

Minutes Approved October 5, 2022

The meeting was called to order with the pledge of allegiance at 6:31 pm by chairman Cam Mammina, with members Steve Zavodny, Jim Gormley, Andy Brown, and Bill Marske present. Township zoning administrator Kelly Largent, Kim Livengood of the Township Zoning Department and township attorney Charles Hilmer were also present. Planning commission members John Chipman and Doug Dow were absent.

Public Hearings -SLU # 211- Sach Chintas, 14677 Lakeshore Road, Lakeside, Property Code # 11-07-0020- 0063-05-5, is requesting an addition to the existing accessory structure for an accessory dwelling unit. With no public comment and no correspondence the public hearing for SLU # 211 was closed.

SLU # 212- John Staib, 15901 Goodwin, Union Pier. Property Code # 11-07-4600-0001-00-4, Is requesting to allow the principal residence to be an accessory dwelling unit. The public hearing for SLU # 212 began with the acknowledgment of correspondence related to the proposed SLU, with chairman Mammina reading the names of the individuals who wrote the letters and putting them on record. All letters questioned if the ADU rules allowed the requested SLU. Adam Levine stated his concern that ADU rules did not grant the requested use under an SLU. Fran Wersells also voiced her concerns that the use should not be granted. With no more comment the public hearing for SLU # 212 was closed.

The Agenda: Was reviewed, Bill Marske moved to approve the agenda with SLU # 212 being moved up to be the first item to be discussed under unfinished business, supported by Jim Gormley. Motion carried.

Approval of Minutes: August 3, 2022 - Jim Gormley moved that the minutes of the August meeting be approved with no changes supported by Andy Brown. Motion carried.

Public Comment – There was no public comment.

Unfinished Business:

SLU # 212- John Staib, 15901 Goodwin, Union Pier. Property Code # 11-07-4600-0001-00-4, Is requesting to allow the principal building to be an accessory dwelling unit. Owner John Staib spoke on his request and the planning commission members discussed the request, Jim Gormley mentioned the correspondence and asked Mr Staib if one of the homes will be his principal residence as needed to grant the SLU. Mr Staib stated that at this time he could not commit to one of the homes being his principal

residence. After more discussion, Jim Gormley moved to table the request for SLU #212 until the October 5, 2022 planning commission meeting, supported by Andy Brown. Motion carried.

SLU # 211- Sach Chintas, 14677 Lakeshore Road, Lakeside, Property Code # 11-07-0020- 0063-05-5, is requesting an addition to the existing accessory structure for an accessory dwelling unit. Township zoning administrator Kelly Largent reviewed the request for SLU # 211. After a discussion by the planning commission members, Jim Gormley moved to approve the site plan for SLU # 211, supported by Bill Marske. Jim Gormley read the standards for site plan review approval and all conditions have been met. Jim Gormley moved to recommend to the Township Board to approve SLU #211, supported by Steve Zavodny. Motion carried.

New Business: Rezoning: Applicant Derek Dudiak, 6772 Holloway Drive, Sawyer, is requesting to rezone 14401 Prairie Road, Three Oaks, Property Code #11-07-0022-0001-02-1 from R2 Rural Estate to Ag-Agriculture This Property is 19.31 acres of vacant land. Township zoning administrator Kelly Largent reviewed the request with the applicant Derek Dudiak also adding comments on his intended plans for the property. After a discussion by the planning commission members Jim Gormley moved to hold a public hearing on October 5, 2022 at 6:30 PM, supported by Andy Brown. Motion carried.

The planning commission members received a copy of proposed zoning ordinance changes that a volunteer committee has been working on with township zoning administrator Kelly Largent. Kelly Largent gave a brief overview of proposed changes and asked the planning commission members to review them and bring any questions they have to the October meeting.

Public Comment: Several members of the public asked questions about the process of approving the proposed changes to the zoning ordinance and also how it will affect projects that are currently approved and are in the process of getting started.

Adjournment: With no further business before the Commission Jim Gormley moved to adjourn the meeting at 7:24 pm, supported by Andy Brown. Motion carried.

Respectively Submitted

Bill Marske, Secretary, Chikaming Township Planning Commission