

**CHIKAMING TOWNSHIP PLANNING COMMISSION March 6, 2019**  
**Approved**

The meeting was called to order by Doug Dow at 6:30 p.m. Commissioners Richard Carlson, Grace Rappe, John Chipman and Bill Marske were present. Jerry Kohn and Andrew Brown were absent.

**The Agenda** was reviewed. Marske moved to approve the agenda, supported by Marske. Motion carried.

**Minutes** of the prior February regular meeting were reviewed.

Chipman moved to approve the minutes, supported by Carlson. Marske abstained from the vote. Motion carried.

**Public Comments:** None

**Reports:** None

**Old Business:**

Dow reported that the Zoning Work group has had four recent meetings and have made many revisions to the proposed ordinance. Dow calculated that another four to six weeks will be required before it is ready for review again.

**New Business:**

**Minor Amendment to Special Land Use #38**

Dow informed the commission that this special land use request is considered a minor amendment and will not require a public hearing. The applicant is requesting that the retreat center location be moved.

Douglas Pompey, Tower Hill Camp manger, came forth to state that the requested amendment would move the retreat center closer to the other cottages. He informed the commission that this location seems better and is a 13 ft. shift.

Dow asked if the new building is replacing structures that are currently on that site. Pompey confirmed that the structures were existing on that site. The project architect explained that the buildings are existing and have not been removed yet.

Chipman questioned if Gammon Hall will be removed. Alegretti responded that renovating the building would have been difficult and costly to meet the needs of the camp.

Van Thornton informed the Commission that this amendment falls under section 19.06 C of the ordinance and does not meet any of the requirements for a major amendment. He added that

the Commission has authority to approve the amendment without referring it to the township board.

Moved by Carlson, seconded by Marske, to approve the minor amendment to Special Land Use Permit 38. Motion carried.

### **Special Land Use 202 at 13173 Flynn Rd.**

Dow explained that the presented special land use request is for a bed and breakfast. He informed the commission that their task is to review the request, ask questions and set a date for a public hearing.

Robert M. Hahn was present to speak about the project. He expressed excitement over the prospect of being able to potentially open a business in Chikaming Township. Hahn explained that he would be the operator of the bed and breakfast while Dr. Bill Dimitropoulos is the owner. He continued to explain that the property is just outside the Sawyer business district. Hahn then shared a site plan with the commission. He also shared plans for a proposed garage with units to be located on the second story which will bring total units on the property to 6.

Dow read that section 9.06 states that total bedrooms are not to exceed seven. Hahn stated that there will likely not be more than six suites. Rappe observed that it is bedrooms and not suites that are not to exceed seven.

Thornton pointed out that there may be a potential issue with the owner being required to live onsite.

Dow observed that not all standards under 19.03 B have been addressed. He added that a blank has been left on the affidavit regarding a date when construction will be completed.

Moved by Marske, seconded by Chipman, to set a Public Hearing for April 3rd at 6:30 PM for Special Land Use permit 202 with the stipulation that the application be filled out completely. Motion carried.

### **Public Comments:**

Brendan Wagner informed the commission that he has a client interested in starting a holistic wellness center and cannabis provisioning business and is wondering about the township's stance on this. Dow stated that the township has chosen to do nothing at this time which means they are opting out. Township Attorney Charles Hilmer added that the township has opted out of medical marijuana and adopt an ordinance for recreational marijuana prohibiting it.

Dow stated that at the beginning of the meeting a letter was received from Dan Coffee. Dow is referring the letter to the zoning work group.

Chipman provided an informational update on Union Pier.

**Adjournment:**

With no further business before the Commission, Carlson moved to adjourn the meeting at 7:24 pm. Supported by Rappe. Motion Carried. Meeting Adjourned.

Respectively Submitted,

Bill Marske, Secretary, Chikaming Township Planning Commission