

CHIKAMING TOWNSHIP PLANNING COMMISSION MEETING SEPTEMBER 4, 2019

Approved October 2, 2019

The Planning Commission regular meeting was called to order with the Pledge of Allegiance at 6:30 pm by Chairman Doug Dow with members Bill Marske, Jerry Kohn, Richard Carlson, and John Chipman present. Zoning Administrator Van Thronton was also in attendance. Members Grace Rappe & Andy Brown were absent.

Public Hearing for SLU #204 Scott Senger and Marjollein Wolffenbuttel are requesting a special land use permit for an existing residential structure and an existing commercial at 9935 Townline Rd, Union Pier, MI 49116 to be a permitted use in a commercial (C) district. There were no public comments and no correspondence. The public hearing was closed at 6:32.

The Agenda was reviewed and a report on the Friends of Berrien County Trails by John Chipman was added to New Business. John Chipman moved to approve the agenda, supported by Richard Carlson. Motion carried.

Minutes of the prior August 18, 2019 meeting were reviewed with four changes being made. Jerry Kohn moved to approve the minutes, supported by John Chipman. Motion carried.

Old Business: Special Land Use permit request #204 was discussed with the applicants Scott Senger and Marjolein Wolffenbuttel for the property located at 9935 Townline Rd, Union Pier, Michigan. Chairman Dow read the criteria for approval of the special land use permit. Bill Marske moved to recommend to the township to approve special land use permit # 204, supported by Jerry Kohn. Motion Carried.

Chairman Dow asked for comments from the Planning Commission members on the proposed zoning ordinance. All members made comments on various sections of the proposed zoning ordinance. The second line by line review has been completed, the review committee meet 22 times since February to complete the review. Chairman Dow shared a copy of a letter with a copy of the zoning map that will be sent to lakefront property owners concerning the proposed zoning ordinance. Since a second public hearing is not required for the proposed zoning ordinance. Bill Marske moved to have a public meeting on October 2nd Planning Commission meeting, supported by Jerry Kohn. Motion Carried

Zoning Administrator Updates: This is new on the agenda for Zoning Administrator Van Thronton to comment on township zoning issues. He commented on several items.

New Business: Proposed parcel split to make three parcels into two buildable parcels. The parcels are #11-07-5770-0063-02-9, #11-07-5770-0065-03-0, & #11-07-5770-0063-02-1. Parcel A will be 26,647 square feet and parcel B will be 20,010 square feet. After reviewing the survey of the proposed parcel split and the application, John Chipman moved to approve the proposed parcel split, supported by Richard Carlson. Motion carried.

John Chipman reported on the Friends of Berrien County Trails which was recently formed, to work on a county wide trail system. John Chipman and former Planning Commission member Gary Wood are both serving on this committee

Public Comments: None

Adjournment:

With no further business before the Commission, Jerry Kohn moved to adjourn the meeting at 7:59 pm. supported by Richard Carlson. Motion Carried. Meeting Adjourned.

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