

Minutes
Grass Lake Charter Township Planning Commission Meeting
March 16, 2017 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:00 pm.

ROLL CALL: Members present: Jere Hinkle, Ken Elliott, John Lesinski, Todd Raehtz, Jim Warbritton, Lacey O'Quinn and Roger Memmer. Members absent: none

ALSO PRESENT: Jim Stormont, Township Supervisor; Doug Lammers, Township Zoning Administrator; Bill Lester representing L&L Development; and Phil Willis and Ed Machnic representing Holiday Campground, LLC.

APPROVAL OF AGENDA:

Moved by Lesinski and supported by Warbritton to approve the agenda with two modifications, i.e. 1. Change the date under item 5 to read Approval of January 19, 2017 meeting minutes and 2. Add item 9.d Open Air Business to Old Business. All ayes. Motion carried.

APPROVAL OF MINUTES:

Moved by Lesinski and supported by Hinkle to approve the January 19, 2017 meeting minutes. All ayes. Motion carried.

NEW BUSINESS:

- a. Site Plan Review case #17-03-0003, Holiday Campground expansion

Mr. Machnic, representing Holiday Campground, presented a site plan for a proposed 26 lot addition to the Holiday Campground. The proposed campsites are located adjacent and northeast of the existing campsites. Water, sewer and electric will be extended to the new sites from the existing campground utilities. A new well is proposed as part of the proposed addition. It was reported that approvals have been obtained for the proposed addition from State and County regulatory agencies. It was noted that work (grading and utility extensions) had begun at the site but was stopped when it was discovered that site plan approval was required from the Township.

Zoning Administrator, Lammers, reported that the existing campground property has a light industrial zoning classification, and thus, the campground use is currently a "legal nonconforming" use since campgrounds are not allowed under the existing Township zoning as a permitted or special use in light industrial districts. Mr. Willis objected

to the fact that private campgrounds are not an allowed use in an industrial district, however it was noted that that projects are reviewed based on the current zoning ordinance.

Mr. Lammers noted that Holiday Campground, LLC has submitted an application to Grass Lake Charter Township to initiate a zoning amendment to change the zoning classification of the campground from light industrial to residential R-2. Private campgrounds are allowed as a "special use" in R-2 districts. The rezoning request will be considered by the Planning Commission at the next (April 20, 2017) planning commission meeting.

Moved by Lesinski and supported by Raetz to approve the preliminary and final site plan for case #17-03-0003, Holiday Campground expansion, contingent upon the re-zoning of the property from a light industrial district to a residential R-2 district. All ayes motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Bill Lester, representing L&L Development, presented a very preliminary site plan/concept for an 80 acre parcel on Norvell Road. The proposed development would include mining a large amount of material from the site in order to construct a 15-20 acre lake that ultimately would be surrounded with approximately 23 residential lots. Due to the large amount of material that would need to be removed, the development may take 10 years to complete. Mr. Lester indicated that L&L Development is planning to present a site plan to the planning commission later this year.

TOWNSHIP BOARD REPORT: None

OLD BUSINESS:

- a. Zoning Ordinance Text, R-1 District, Farming as a permitted use: Item was tabled.
- b. Zoning Ordinance, Section for LI/HC: Item was tabled.
- c. Sign Ordinance amendments: Zoning Administrator, Lammers, reported that the Township is considering that the proposed ordinance language be reviewed by the Township attorney and/or a professional planner prior to taking further action.
- d. Open Air Business amendment: Zoning Administrator, Lammers, presented comments from the Township attorney on the proposed ordinance language. It was noted that some of the comments are pertaining to portions of the existing ordinance, rather than to the

currently proposed amendments. The comments will be reviewed by planning commission members.

GENERAL DISCUSSION: Zoning Administrator, Lammers, reported that the recent Township sponsored "Site Plan Review" workshop was well attended and well received. Most review comments from those attending the workshop were positive. It was noted that the Michigan Association of Planning has offered to conduct a follow up workshop related to more specific areas of concern or to address specific questions.

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for April 20, 2017. Business to include the request by Holiday Campground, LLC to change the zoning classification of the Holiday Campground property from light industrial to residential R-2.

ADJOURNMENT:

Moved by Lesinski, supported by Elliott to adjourn meeting at 8:45pm. All ayes. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission