

Planning Commission Meeting, JUNE 27, 2012



PLANNING COMMISSION MEETING

JUNE 27, 2012

The regular meeting was called to order at 7:00 by Ken Gidner. In attendance were Ken Gidner, Bob Matejewski, Tom Van Wagner, Tanya Riley Van Wagner, Ed Plentz, Mike Albain, Doug Lake, Theresa Friess and Kevin O'Mara.

Motion was made by Albain and seconded by Lake to approve the minutes of the May 30, 2012 meeting. There was no further discussion. Yes – 9, no – 0. All in favor. Motion carried.

Other business to come before the Planners will be at the end of the regular meeting.

Old Business: Overlay District/Leased Land. Lake would suggest that the leased land on Sand Lake be added to the overlay district. He stated that all the leases have a description for their property. All properties also have sewers. They are all old non-conforming lots. He felt that it should be possible to adopt into list in overlay district. It was decided to look over paperwork with the attorney's determination and to set aside for now. O'Mara made the motion to move to next month or next meeting, Albain seconded the motion. There was no further discussion. Yes – 9, no – 0. All in favor. Motion carried.

"Mixed Use". Gidner stated that this matter was for discussion only. Bruce Nickel stated that there are currently people wanting to provide care taker or rental situations in some commercial areas and businesses. There are several different situations. He stated that by our ordinance if the buildings are empty for 180 days, they then become non-conforming. The building and zoning inspectors are not sure what they should be telling people and how will they be supported. There was some discussion on the different situations in the township. Conditional uses and permitted uses were discussed and how they could apply, and the ease or difficulty in allowing these situations to occur. There was discussion on where the living quarters could be located on the commercial properties or within the existing structures. Gidner suggested a sub committee to work on this issue. Tom Van Wagner, O'Mara, Gidner and Matejewski will be on the sub committee with Matejewski chairing same. There was further discussion on the "50% replacement cost", Kelly's on the Hill and other zoning issues. There were no further comments or discussion.

New Business: Stagecoach Stop presentation by Errol Jennings. (Presentation is attached to the minutes). He presented same in a power point presentation, stating who they are and what they would like to do at Stagecoach Stop.

He asked for comments and questions. There was discussion on the time frame to be open, Jennings stated Memorial Day until the end of October or so. Would like motel open all year. He feels zoning is OK, it's the building code that is the issue. There was discussion on what would actually be going on there. They would like to see outdoor festivals, concerts, retail and special events. There was discussion regarding traffic count, children and adult events and security issues. Jennings was looking for a good indication that their proposed enterprise could have a temporary C of O by May 2013 to feel comfortable making an offer on property. There were some concerns about the peace and tranquility of the area, the concerts and residential area behind the property. There was some discussion on the amount of investment for the different phases of proposal. It was stated phase 1 – \$100,000 to be

able to operate outdoor festivals. Phase 2 – \$1,000,000 or better. Phase 3 – getting investors to make things happen. There was discussion on the 180 day “rule” and grandfathering. Discussion on the shape of the buildings and maybe having a walk through with some inspectors and planners. Camping was discussed and the requirement of a Conditional Use Permit to do same. Nickel, Gidner, Plentz and O’Mara would like to go on the walk through of the property. It was decided to do same on July 11, 2012 at 10:00 a.m.

There was no further discussion.

Albain made the motion to adjourn and Matejewski seconded the motion. There was no further discussion. Yeas – 9, no -0. All in favor. Motion carried. Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Pat Steele, Recording Secretary