

Almira Township Planning Commission

June 2,2020

Meeting Call to Order: 6:04 pm

Roll Call: Present - Duane Newman, Ryan Ratajczak, Lori Florip, Simon Wolf, Don Ellis, Vince Edwards, William Ballard

Additions to the Agenda: None

Approval of Agenda: Newman 1st and Wolf 2nd

Approval of Minutes: from March 3, 2020 – Wolf 1st and Florip 2nd

Brief Public Comment: None

Zoning Administrator: Report was submitted by Roger Williams (noise and junk appear to be the major complaints)

Twp Board working on Newsletter to go out with tax bill. Pearl Lake is now No Wake, because of the high water levels.

Township Board Rep: Florip gave a report – budget was approved.

Zoning Board of Appeals: NA

Intergovernmental Report: None

Conflict of interest: None

Guests: Jack Woods, Short term rental permit on Barber Rd. Karen Getz

Old Business:

A. Proposed zoning amendment #19-02- commercial use review

Carried forward to the next meeting

Duane Newman asked ZA Roger Williams how he was doing on his list that was asked for last month of property, owners/responsible parties and their contact. info of who the authorities can contact, if need be. Williams will provide list to be reviewed at July meeting.

New Business:

A. Misty Acres Fairways – Renewal of Site Plan

A request we presented to Williams for the renewal of a site plan review previously approved by the Almira Township Planning Commission back in early 2000. They are ready to move forward with final portion of development, as the project stalled after 9/11. The project is for 20 acres to be split into 9 one acre parcels and shared common ownership for the rest of the property owners. As presented the project is classified as a site condo and as such the conditions related to this development type have been reviewed by Williams. Williams stated he has reviewed the paper work and we are to reapprove a previously approved Site Plan. The only change in the Zoning regulations is the reduction in the setbacks. The developers are working with the Benzie County Road Commission on building the roads within the development to county standards, or a lesser standard for privately maintained roads.

Commissioner Questions: Single home septic – Yes. Newman questioned entrance and exits and stated his concerns about the poor visibility and fast traffic. Newman asked about a wide apron at the entrance - not another lane. Developer stated the roads are now gravel and are to be blacktopped. Williams stated he has a copy of their Master Deed, but does not have a copy of their Bylaws. A request was made for owner to provide copy to the Township to keep with records.

Section 7.05

B. The Planning Commission shall have the responsibility and authorization to review and approve, disapprove or approve with conditions, the Site Plan in accordance with requirements of the zoning district in which the proposed use is located and all other applicable requirements set forth in this Ordinance. The Planning Commission shall further consider the following standards:

1. Whether the sewage disposal and water systems meet the applicable health and sanitary codes and ordinances.
2. Whether the location and nature of the use will not be in conflict with any principal permitted use of the district or neighborhood.
3. Whether the use will not create any major traffic problem or hazard.

4. Whether the use will not be any more objectionable to adjacent and nearby properties than would be any permitted principal use of the district by reason of traffic, noise, vibration, dust, fumes, smoke, odor, fire hazard, glare, flashing lights, or disposal of waste and sewage.

5. Whether the use will discourage or hinder the appropriate development and use of adjacent premises and the neighborhood.

6. Upon approval of the site plan, the master deed and by-laws for condominium projects shall become part of the site plan; consequently any later changes to these documents relating to the use of the property itself will be considered a change to the site plan and have to be approved by the Planning Commission.
(N/A)

7. The proposed site plan shall be consistent with the general principles and objectives of the Township's Master Plan.

The Planning Commission did not find any objections to the standards outlined in Section 7.05.

Motion by Ratajczak, supported by Edwards to approve the Site Plan as presented. Roll call vote and all were in favor.

The developers were requested to provide ZA Williams a copy of the bylaws.

B. Site Condominium Proposal – Big Ten Lodge – Discussion Only

The Big Ten Lodge concerning lots 11 and 12 on Pleasant View. In this case, there is one house on two lots. These two families have shared the one house, and now want to build a second house on the property. These were originally two 80 Ft (+-) lots that when the house was built encroaches on a part of each lot. The owners want to take the path of calling this a Two Unit site Condominium. The Twp Atty recommended they go to circuit court to rewrite the lot lines in order to rectify the lot encroachments. Chm Ratajczak added the following: There is not enough frontage for two cottages based on the current water front zoning ordinance. But there were two lots originally and combined at one time upon request of the land owner.

Public comment regarding this topic: Kathy Taylor, guest, and ALPOA member said she had concerns about: Building heights. Septic field placement and

Greenbelt development. Taylor states the property does not have enough water frontage for 2 lots. Taylor also questions the wisdom of creating a precedent, as (it is her opinion) that most lots in the Maple Grove Subdivision are non-conforming.

The Planning Commission, ZA Williams and Township Attorney continue to work with the property owners in order to review the options for this proposal. No determination was made by the Planning Commission at this time.

C. Site Plan Application Review – 18705 Barber Rd

A site plan application was submitted by Mr. and Mrs. Jack Woods for their cottage located on Lakeview Lake.

The Planning Commission once again reviewed the following considerations for approval.

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7. The proposed site plan shall be consistent with the general principles and objectives of the Township's Master Plan.

The Planning Commission did not find any objections to the standards outlined in Section 7.05.

Motion by Edwards and supported by Ballard. Roll call vote and all were in favor.

Extended Public comment: None

Commissioner comment: None

Chair comment: None

Adjourn: 7:00 pm