

Lake Township Planning Commission
Public Hearing
Special Use Permit Request
Wednesday, April 10, 2019

Approved Minutes

The meeting was called to order at 7:02 PM. The Pledge of Allegiance was recited. Planning Commission members in attendance were Jerry Pobanz, Randy Armstead, Nicole Collins and Bob Siver. Tim Lalley was absent. There were 24 guests.

The public hearing was opened at 7:04 PM.

Correspondence: A letter from the Caseville Area Chamber of Commerce was read into record. The Chamber gives their full support to the Caseville Golf Course Project.

Public Comments: John Morrey of D&M Site and Engineering opened with an overview of the layout for the proposed project. Morrey explained that the campground will encompass approx. 6.50 acres with 46 campsites planned. Each site will be connected to a sanitary system pump that will remove waste water to a lagoon via a gravity system. There will be a well house to pump clean water to each site. They are following the DEQ requirements regarding electricity, waste water and water hook-ups for campsites. The location has a swale drain and is not located in a flood plain. There will be a 35' gravel road around the perimeter of the campsites. Vegetation will be used to screen nearby residences. Future general use will be showers and an office. Parking and lighting will be further down the road. According to Morrey, this is a preliminary plan.

Andrea Hogan, Griggs Rd, spoke in support of the project as being good for business and for the family.

There being no further comments, motion by Collins, second by Pobanz to close public hearing at 7:18 PM. All ayes, motion carried.

There being no decision from the PC members at this time, motion by Collins, second by Siver to adjourn at 7:20 PM. All ayes, motion carried.

When questioned by Connors as to why he would not be receiving a decision from the PC, a motion was made by Pobanz and seconded by Armstead to re-open the meeting for further discussion. All ayes, motion carried.

Mark Eidelson, Landplan Inc. reviewed the preliminary site plan and found two areas where the plan is not in compliance with the zoning ordinance.

1. Required Access by Major Thoroughfare or Principal Collector. Sec.1612(C)(2) requires that the campground has at least one property line abutting a Major Thoroughfare or Principal Collector and take its access from such frontage.
2. Setbacks/Screening. Sec.1612(C)(3) reads in part, requires that all buildings and structures associated with the campground must be setback at least 200' from any lot line and whenever installation abuts property within a residential district...

The PC suggested that Connors consider a variance hearing with the Zoning Board of Appeals regarding these issues. Also, the proposed lagoon area on the plan is currently owned by Connors grandmother. The PC cannot approve a Special Use Permit for someone else's property. Connors needs to submit a completed and signed application/site plan (see Landplan review; pg. 2, Part Two: A&B) to Tory Geilhart, Building & Zoning Admin before the PC can render its decision.

Adjourn: There being no further business, motion by Pobanz, seconded by Collins to adjourn at 7:40 PM. All ayes, motion carried.

Minutes prepared by: Maryanne Williams, Deputy Clerk