

Charlevoix Township Planning Commission

Regular Meeting

September 16, 2020

Call to Order

- Dan Ulrich called the meeting to order at 7:00pm in the Charlevoix Township Hall; Other members present: Ron Fratrick, Nancy Rajewski, Abbie Hart and Josh Glass
- Minutes of the May 20, 2020 were discussed. Hart moved that the minutes be approved, Fratrick seconded. A vote was taken and the Motion carried unanimously.

Old Business: The matter of the site plan submitted by the Chaikas in March, 2020 and rescinded in May, 2020, was discussed. Attorney Joel Schraw spoke on behalf of the Chaikas spoke. He presented the board with a handout which was discussed. Mr. Schraw asks that the Board reconsider their decision in May and reinstate the approval or consider rezoning the land to commercial.

Public Comment:

Bob Chaika, has lived at Old 31 south for 36 years. Feels that speed of traffic will not be a factor and that the campground is set far back enough and would not be visible. He also pointed out the various commercial business on Old US 31.

Tom Barry of 6250 US 31 South stated that of the roughly 50 houses on the street – 40 are on the petition against the proposed campground and does not want the campground in his backyard.

Andrea Miller 6270 US 31 South spoke. She is two houses down from Chaikas. She asked if research has been done to see how campgrounds effect the property values of the surrounding houses. She mentioned the safety of her daughter. Talked about her recent experience at Barnes Park and that the rules were not followed.

Bradford Lewis, 06305 Old US 31 South. Disagrees with proposed business decision. After reviewing the Master Plan and Ordinances and does not see how this fits into the Township Master Plan. 0020 – not extending business district – adding it into a residential area. Taxes based upon value of home and doesn't see how a camp ground inserted into residential area will increase residential values. Feels that a traffic study and environmental study should be completed. He feels that the weekend traffic will increase.

Sara Hagan, Charlevoix. If the board decides to rezone the property to do so properly.

Jeff Chanda 6327 Old US 31 South. His main issue is safety of the many adults, families, children in the area that are walking area and does not feel it is a good place for the campground.

Joel Schraw addressed concerns: he stated that property values would likely increase. Concerns about a failed campground is not a real concern. Safety was discussed, feels that campers and RVs would slow traffic down.

The Board discussed the matter.

Nancy has mixed feelings - been on the planning commission for a long time if it isn't named in the zoning ordinance then it isn't a use however feels that there needs to be another campground in the area. Feels we need to be a little more study on it - if you start deviate from it and get into hot water. Charlevoix Tshop tries not to do that and needs to be looked into a bit more.

Ron Fratrack: Is there a difference between a campground and RV park - is it the campground - combination.

Abbi Hart spoke feels the decision was made fast and need to dig a little deeper and think it would be an advantage but feels deviate from the proper way to do things. Do a better site plan review.

21 acres - including less than 40 sites.

Josh Glass - what do the neighbors think - to him whether its legally allowed or not - it seems like for something that is a big impact and in such a close area you would want to have more people on board. Its not speeled out as an approved use. Sounds like a majority are not in favor of the project.

Dan Ulrich puts a lot of faith in the opinion offered by Harry Golski and it is a feat that Ordinance. Would consider a request for a zoning change. It doesn't fit into the ordinance as it is and you want to proceed should apply for a zoning change. Feels that it is the only route to possibly make this happen

Nancy Rajewski spoke - the master plan is where we try to project what we think would happen in the next 20-30 years. It's a good indication when considering a rezone.

DU the master plan is a legal document that we are bound to -

You were listing in order in heiricny jis not a valid point - cumulative use A listing of what the township did All serve purpose and

Proposes that the Board runs heiricny bny attorney Golski.

Bier - did the same thing in another township - started a brewery in ag. Special use in agricultural land. Two neighbors and an empty lots Talk to neighbors. .

Jeff Chanda - spoke regarding the differences between areas of Biers/Campground

Tabling the matter at this time. Special use permit or change of zoning

Nancy encouraged further looking at ordina

Andrea Miller – would like in writing that campground would hurt property value.

Guthrie – property rights – everyone is literally talking about over reaction – it's a campground.

Tom - there are lots for sale behind his home.

Ron Fratrack – suggested tabling the matter for further review.

Rae questioned minutes from prior meetings.

Plan didn't meet requirements and made a mistake and took steps to correct

Ron Fratrack made the motion to table to the Motion to do further research the matter. All in favor.

Matter will be tabled

Zoning Administrators's Report was reviewed and discussed.

Farm animals can't be in a residential area

Next meeting in October.

Review master plan and page 21 has a map

Correspondence: contact tip of the mt watershed and will review master plan with comments and recommendations

Meeting Adjourned at 8:21pm