

## Wexford Joint Planning Commission

% Cherry Grove Township  
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## Approved Minutes

Time, date: 6:30pm, Monday, August 27, 2018

Meeting location: Wexford County Road Commission meeting room, 85 West Highway M-115, Boon, Michigan. Coordinates: 44° 19' 32.5" N, 85° 34' 53.4" W (44.325685, -85.581500)

A. Call to order, roll call, and Pledge of Allegiance.

Meeting called to order by Dave Schroeder, Pres. at 6:36 pm

Members Present: Dave Williams, Marty Dahlstrom, Donna Taylor, Treasurer, Ron Bates, Richard Harvey, Bev Monroe, Secretary, Thelma Paul, Paul Osbourne,

Vice President, Dave Schroeder, President and Cliff Redes.

Absent: Erica Szegda

Others present: Bob Hall, Planning/Zoning Administrator; Ben Townsend, Assistant Administrator, Marli Wendel, Recording Secretary. About 50 people from the public in attendance.

B. Matters pertaining to citizens present at the meeting, in the following order:

1. Other public participation for items on this agenda.

Gentleman spoke in general about on Lake Mitchell depth.

Public Hearing #1: Short Term Rental / Cottage Industry - Special Use

Public Hearing #2: Conditional Rezoning Request / Associated Site Plan

### Public Hearing #1:

The Chair will declare such a public hearing open and state its purpose. Chair opened public hearing at 6:40 pm.

The petitioner, or proponent of the action advertised will be heard first. Dave Schroeder opened Public Hearing 1.

a. Petitioner / Proponent: DeWayne Kirkman/ Staff Presentation:

b. Applicant presentation: Mr Kirkman wants to use residential property as a short term rental. Rules changed in 2017. Wants to rent it out but available to rent and to use as second home. He is a realtor and has people for main tenants and is town at least once a week. He has a contract for each rental that has guidelines of how many people allowed on premise along with a house rules including trash, parking and use of house items.

A. Public participation related to the subject matter of this public hearing

Public: Jerry Romano, lives near this location and has concerns about vacational

rentals in the area. Feels that it is changing the area to resort instead of residential. Feels that it neighborhood is changing and some are out of control. Tom Rudo and 100 ft. of this property and more rentals is changing complexity of the neighborhood. He objects to this permit being issued. J Pubogel, Leslie Drive, mentioned parking issues and the abuse of trailers being on lawns and trash is all over. Lots are small and tight and noise is issue. Bob Cole feels that he should. Jim Taylor feels that trash and parking are abusive. Dave Borns and lives next to a rental and control is not good as far as how many people are there. Many people on their lake front and many problems with renters. Feels it is uncontrollable. Debbie Taylor says owner and is using the neighbors hose for water because well is down. Ruth Powell, Lake Dr. and feels that more rentals in this area have to be stopped with two lane road and many trailers and needs regulations for rentals or should stop more rentals homes from coming in the area.

The Chair will declared such a public hearing closed at 7:23 pm.

**B. Application of Special Use Standards (Article 86, Section 8609)**

Bob staff report: He has a lot of frontage, but has addressed the special use standards. Lighting and parking have been addressed.

Mr. Kirkwood addressed well issue and last week had started getting a new well installed. Asked neighbor to accommodate him with water. Complaints from neighbors when he first purchased the property and now is has proper equipment and someone to do the maintenance. Discussion. Mr. Kirkwood is an agreement to abide by the rules as he has set in his renters' agreement.

**C. Deliberations / Findings of Fact and Conclusions of Law: Discussion and Questions on Special Use and the Site Plan Review**

Cliff moves that we approve the application and with terms and conditions of the rental agreement are included in this approval. Second by Marty. Discussion. Motion passed.

**Public Hearing #2:**

The Chair will declare such a public hearing open and state its purpose. The petitioner, or proponent of the action advertised will be heard first. Chair opened this public hearing at 7:27 pm.

a. Petitioner / Proponent: Ann Addisson Holdings, LLC/ Staff Presentation

b. Applicant presentation

Presentation by Petitioner, Gordon Bell and gave a video presentation of background and also property owners in Selma Township. Want to have a storage unit on this property and has 3 phases. Prep site about 14,000 sq ft of storage buildings for phase 1. Phase 2 will be next year to add additional structures to match the first. Phase 3 would be a four project and add larger buildings to accommodate fifth wheels or campers. If there is not a need it will not happen. Lake Mitchell property was selected because there is not a storage area there. Feels there is a need and is a high traffic area and commercial area across the street. He is seeking a conditioning rezoning. Want to be near lake and no lake access is needed on lake, up by Hwy 115 and service the lake residents and seasonal people. Will use eight acres of the 25 acres purchased. Will have a 240 ft open space from neighbors and then fence all of this area being used. MDOT wants their driveway to be across from the Timbers. Would start Phase 1 in Sept. 2018. Security fence

and system with video and lights, etc will be installed. Will have an office or kiosk.

Bob's staff report and comments about rezoning of property opens it up to all businesses. Not all uses but rezone to commercial for this specific use as storage units. Placement and contractual usage that he is proposed and attorney was satisfied with it. Site plan should be looked at independently. Discussion and questions.

A. Public participation related to the subject matter of this public hearing.

Public participation: Terry Wickedly, Mitchell St. lived in house in the family for 65 years. Resent not meeting the neighbors. He received a Letter required by law and views it not neighborhood friendly. The land had been logged and raped the land and noise increased dramatically. Nothing done for noise abatement. Neighborhood depends on well water and possible pollution from gas, etc. from outside vehicles on property. Mike Crosby, E Lake Mitchell Dr., letter from lawyer, and he and family has been since the early 1940's and have seen changes last 70 years. Zoned residential and last area to have homes. Concerned about clear cutting area and increases noise. Both lakes are one community and joined and protect wet lands. Developing around the lakes and keep it residential. Brian Snider, Lake Mitchell Dr. there are natural streams that flow into area and roads in that area. Surprised that MDOT approve the entrance because of traffic. Jennifer Rosa and live in area and children play in the area and is the wet land and would affect our children and feel that they would be the puffer instead of the fence. Roger does not want this zoning to be changed to commercial from residential. Larry LaButton Hiawatha Dr. and can that be still residential on the buffer zone. Feels that rezoning should be granted. Nancy Bandine and asked about the phases. Deborah Grimes and Hiawatha and house in the family and has concerned. Area about nature taken out and has two year old son and wants nature to walks and scary to take of property and have it close to 115. Matt Chantweld, E Lake Mitchell and reading a letter from Mark Schaffer. Wetland behind and home about animals. Family is against the storage area and against rezoning land behind their own. Matt is against any development for environmental and wet lands. That area is very dangerous off of 115 and 13 St. There is noise concern and a safety aspect. Lois Poe, E Lake Mitchell Dr., canvassed area and all signed the petition against rezoning the area to commercial. Cindy Brown, own adjacent land and possibly noise and machinery for four years. Also, the access from 115 is hard getting out and traffic is a concern. Joanne Ingles, Lake Mitchell Dr., owned storage units on Boone Rd and much noise, trash and does not want storage units that close to her home. The wetlands and the lakes are in danger and have to keep it undeveloped and once it goes commercial what else can go into there. Joe Pallester, Hiawatha Dr. and wet lands and years ago dug out channel and lowered water level of Lake Mitchell. Debbie Henry, Hiawatha Dr. family home and against the rezoning. Mentioned for Bells to withdraw their application. Children play in this area.

The Chair will declare such a public hearing closed at 8:47 pm. Questions and Discussions.

B. Application of Article 98 (Amendment Procedure) None

C. Deliberations / Findings of Fact and Conclusions of Law

Note: NO FINAL RECOMMENDATIONS OR APPROVAL MAY BE GRANTED UNTIL SUCH TIME AS THE ZONING ORDINANCE IS LAWFULLY AMENDED

Wexford Joint Zoning Board of Appeals

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Some Discussion and questions and no vote was taken.

C. Housekeeping business.

1. Consent Business.

a. Approval of July 23, 2018, meeting minutes. Marty moved and Paul second to approve the minutes. Motion passed.

b. Approval of Commission's expense report (pay the bills), Donna \$5,628. 96 total to pay this month. Paul moved and Ron second to pay the bills. Motion passed.

2. Treasurer's budget report – Donna Taylor: Question on contributions and balance from last month. Richard moved and Paul second to approve the treasure's reports Motion

3. Planning and Zoning Report – Robert Hall: Reminder of the Special Meetings coming up for the next two weeks for the Master Plan.

Bob suggested to possibly have committees to work on issues to bring to the Commission. Dave agreed and would like Bob and Ben to come up with a list of adhoc committees and present them next month.

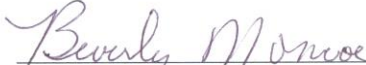
D. New business (other business and communications). None

F. Public participation for items not on this agenda. None

G. Adjournment. Motion by Marty and Second by Paul to adjourn at 9:15 Motion passed.

Prepared by Marli Wendel, recording secretary, for Secretary

Respectfully submitted:

  
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Beverly Monroe, [elected] Secretary