



Wexford Joint Planning Commission

% Cherry Grove Township
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Cadillac, Michigan 49601

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November 14, 2018

STAFF REPORT/Site Plan Review

1. Application

Applicant’s Agent: Ken Orshal – Orshal Company LLC.

Owner: Cadillac Public Schools (Camp Torenta)
Site Address, 730 W. Lake Drive, Cadillac, Michigan 49601
And Proposed Location Parcel ID# 2110-03-4101

Zoned: RR

Site Plan: Attached

2. Development Proposal

2.1 Property Description – Parcel ID# 2110-03-4101
THAT PART OF NE 1/4 OF SE 1/4 NOT INCLUDED IN BOULEVARD BEACH SUB-DIV #7 AS VACATED & EXC HIDEAWAY PLAT BEING A PART OF GOV'T LOT 2 IN SEC 3 --4.09 A M/L-- CG. SEC. 3 T21N R19W -CAPS-

2.2 Action Report – The Applicant is requesting a Site Plan Review for a proposed storage building addition at Camp Torenta, a School Camp which is updating a pre-existing, non-conforming usage in compliance with the Wexford Joint Zoning Ordinance.

2.3 Background:

1. This property has historically been used for the purpose of a Day Camp owned by the Cadillac Public Schools and run by the YMCA.

2.4 Current Narrative:

1. The applicant (Cadillac Public Schools) submitted the initial Land Use Application on November 6, 2018 by their Contractor, Mr. Ken Orshal of Orshal Construction. A Site Plan accompanied the application drawn by DK Design of Cadillac.
2. The applicant's builder, Ken Orshal communicated on November 7, 2018 with the Planning and Zoning Administrator Staff to discuss the available options to change the site plan to be more conforming to the ordinance. The ZA corresponded directly with DK Design to modify the changes on November 8, 2018.
3. The Site Plan changes were made and submitted to the WJPC at the end of the day on Friday, November 8.
4. They were added to the November 26, 2018 Agenda for Site Plan Review on Wednesday, November 14, 2018. All fees for Site Plan Review were received on November 14, 2018.

2.5 Important areas for Planning Commission consideration which are listed below in full Staff Report.

- **The above-named campground is a pre-existing nonconformity which is regulated under Article 80 of the WJPC Zoning Ordinance, specifically Section 8003, Class A Extensions. These will be explained below.**
- **There are already various buildings that do not meet the current ZO setbacks from the lake, but the currently proposed storage building does meet all setbacks, not only from the water, but from all other buildings and the road.**
- **Places in our Zoning jurisdiction, like Camp Torenta and other non-profit groups (churches, church camps, etc.) are the main reasons we have Article 80 of the Ordinance, which provides that already established organizations can continue to operate under our ordinance.**
- **This site plan review is for a simple storage building that will store equipment for the water sports in which they are involved. It is this Administrator's view that a Non-profit group with a non-conforming ministry to the public, in most cases (like this case) be handled at the administrative level instead of before the entire Planning Commission.**

3. STANDARDS OF REVIEW for consideration by the Planning Commission under the provisions of Article 80, Section 8003.C [Class A Extensions] with Staff Comment and Recommendations

- 3.1 According to WJZO Article 8003.C – The following standards shall be used by the Planning Commission to review requests for Site Plans under this Article.
 1. It is documented by the applicant the parcel existed prior to January 1, 2016, and

- ***Staff Comment and Recommendations: This is true concerning this property that it did exist prior to January 1, 2016.***
2. The parcel was not made smaller after January 1, 2016, and
 - ***Staff Comments and Recommendations: There were no changes to the property after January 1, 2016.***
 3. It is documented by the applicant that contiguous land, or enough contiguous land, cannot be purchased, and
 - ***Staff Comments and Recommendations: The Camp contains over four (4) acres of property at a pristine place on Lake Mitchell. It was purposely left in the Rural-Residential District, and not positioned in the R-1 or R-2 Districts, which would further inhibit its future development.***
 4. The parcel is large enough to accommodate required on-site sewage, if needed; well, with proper isolation; as determined by the District Health Department, and
 - ***Staff Comments and Recommendations: This property is in the jurisdiction of the Lake Mitchell Sewer Authority and enjoys sewer.***
 5. ***All other standards in the ordinance are being met***
 - ***Staff Comments and Recommendations: Although the Camp has some nonconforming buildings as to setbacks from the water, these nonconformities do not hinder the organization from placing a storage building in the middle of the property for the purpose of furthering the development of the Camp. They are not increasing the building space more than the allowable 50% expansion (WJZO 8003.B.1 – shall not be expanded more than: “fifty (50) percent of the ground area occupied by the structure at the time of adoption of this ordinance.”***

Final Staff Comment and Recommendations: Recommend that the Planning Commission approve requested Site Plan.

Respectfully submitted for consideration by the Wexford Joint Planning Commission,



Dr. Ben Townsend
Assistant Planning and Zoning Administrator