

Wexford Joint Planning Commission

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June 18, 2021

STAFF REPORT/SITE PLAN REVIEW/SPECIAL LAND USE

1. Application

Applicant:	Beyersdorf, Dan and Bobbi Jo Peterson Creek Cabins and Campground 7701 S. Grandview Highway Harrietta, Michigan 49638
Owner(s):	SAME AS APPLICANT
Site Address, And Proposed Location	7701 S. Grandview Highway, Harrietta, Michigan 49638 Parcel ID# 2112-07-4201 South Branch Township
Zoned:	2112-07-4201 Rural Residential
Site Plan:	Attached (see attached)

2. Development Proposal

- 2.1 Property Description – Parcel ID# 2112-07-4201, **South Branch Township**
NW 1/4 OF SE 1/4 EXC COM 350 FT S OF SEC CENTER: S TO E-W 1/8-LINE; E 170 FT N 522 FT;
E TO HWY R/W; N'LY ALONG R/W TO A PT DUE E OF POB; W TO BEG. --30 A. M/L-- SB. SEC. 7
T21N R12W
- 2.2 Action Report – The Applicant(s) are requesting a Special Use Permit amendment to facilitate the demolition of existing and the addition of new campsites, (electric, sewer, and water), a heated pool, and a bath / well-house / pool equipment building as listed in Article 37, Section 3703.LL and as demonstrated on the site plan

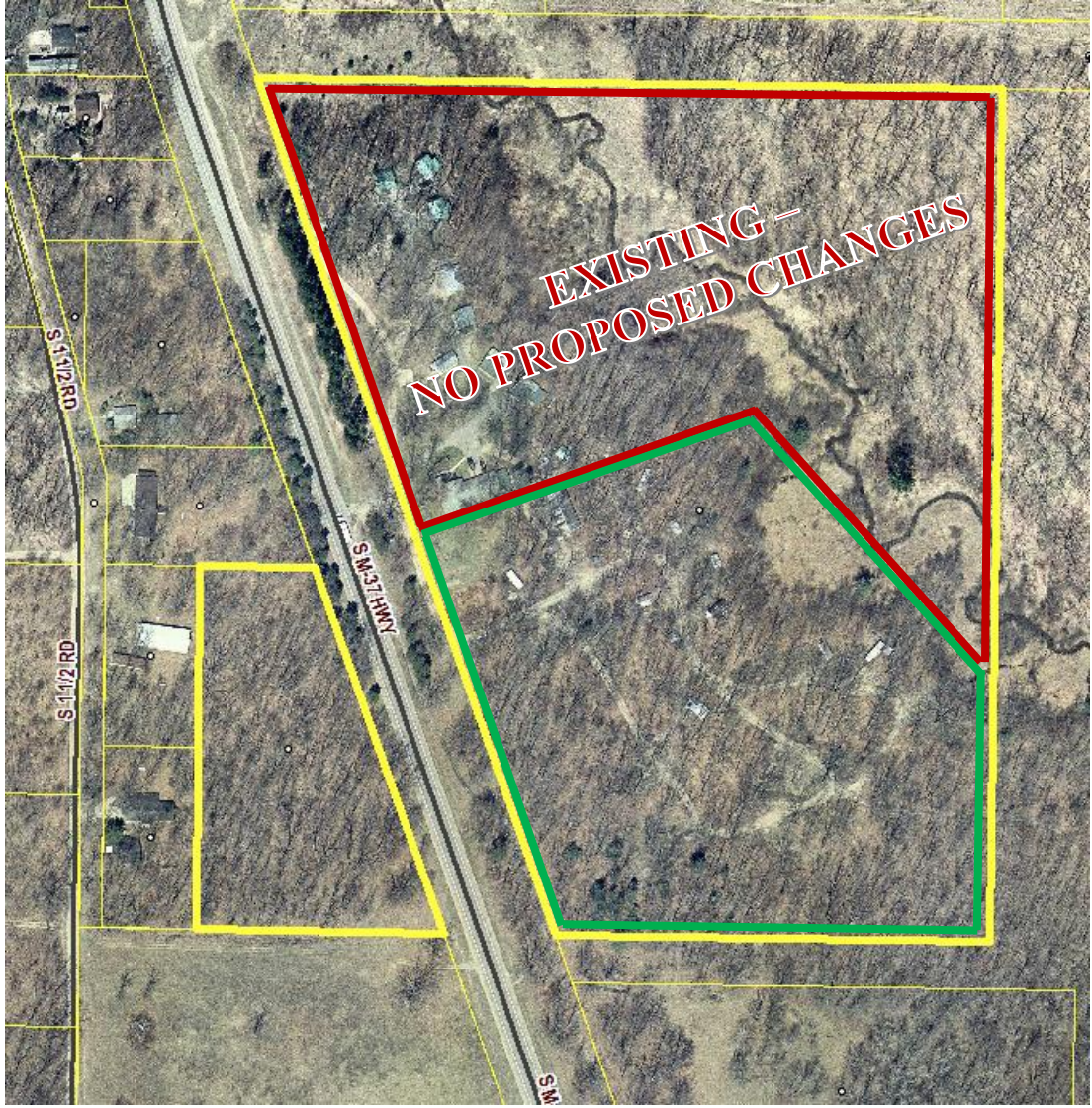
2.3 Current Narrative:

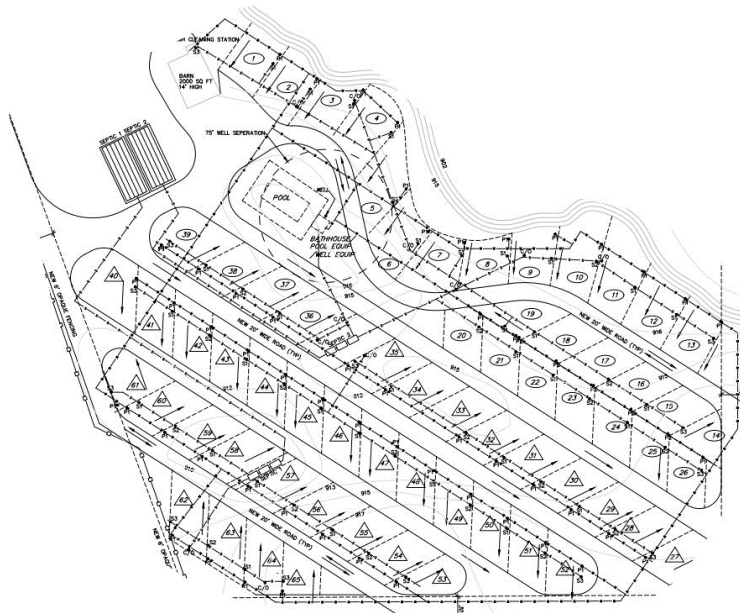
1. Peterson Creek Cabins and Campground is an RV Park & Campground facility that has been in existence for at least thirty (30)+ years in its present capacity. ***The ‘current’ RV Park & Campground is currently listed as a possible special use in the Rural Residential zoning district. As such, any proposed change is to be treated as an ‘amendment’ to the already existing and permitted special use.***

Wexford Joint Zoning Ordinance (excerpt): [Article 80, Section 8011.D]

In review of the Special Use Permit amendment application for expansion or change, ***the Commission shall only review and act on the expansion or change portion of the Special Use Permit.***

2. The applicant presented at the June 16th, 2021 meeting of the South Branch Township Board per Article 86, Section 8604.B As of the date of this report – no communication has been received from South Branch Township regarding any particular concerns.





Note: In review of the Special Use Permit amendment application for expansion or change, **the Commission shall only review and act on the expansion or change portion of the Special Use Permit.**

3. Standards for Site Plan Review with ***Staff Comments*** and Recommendations

3.1 According to WJZO Article 9411 – The following standards shall be used by the Planning Commission to review site plans.

1. Does the site plan show that “all applicable regulations of this Ordinance” both “generally to all districts,” and to the “specific zoning district” (R-R) as being complied with?

GENERAL REGULATIONS (Article 10)

Staff has determined that the following denoted General Regulations are Generally applicable to the subject property:

Section	Section	Section	
1001	1031	1061	X
1002	1040	X 1062	
1003	1041	1070	X
1004	1042	1071	
1010	1050	X 1072	X
1011	1051	X 1073	
1012	1052	1074	
1013	1053	1080	
1020	1054	X 1081	
1030	1060	X 1082	

1040: Fences – *fences are proposed to be installed in compliance with zoning ordinance standards*

1050: Driveway Design – *per applicant – driveway has been approved by MDOT*

1051: Driveway and Curb Cuts - *per applicant – driveway has been approved by MDOT*

1054: Vehicular Parking Space, Access and Lighting – *campsites are designed to contain vehicles – no proposed additional lighting – applicant has been advised that any accessory lighting must comply with Section 1061*

1060: Signs – *per applicant – sign has been approved per MDOT*

1061: Outside Lights - *no proposed additional lighting – applicant has been advised that any accessory lighting must comply with Section 1061*

1070: Height – *applicant has been advised that height requirements must be complied with*

1072: Location of Accessory Buildings and Structures – **location of accessory buildings and structures demonstrate compliance with the ordinance**

2. Have “all utility easements” been “distributed on site in a manner which is least harmful to surrounding properties?” And, are all “electric, telephone, and coaxial cable and other lines” to be located (if not already located) underground?

Staff Comments and Recommendations: There are no additional utilities easements proposed for this project and new utilities are proposed to be located underground.

3. Are all “water lines, sewer lines,” and “all provisions of surface water drainage” approved by respective agencies?

Staff Comments and Recommendations: The proposed amended site plan will be required to be submitted to EGLE in order to obtain required Campground Construction Permit – District Health Department #10 will also be involved. Surface Water Drainage should be negligible with the pool / bathhouse being the only impervious improvement being proposed.

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Special Use Specific Standards [1604 Campgrounds]

For Campgrounds:

A. the location of a campground shall front or have public access to a public road or the developer shall agree to provide the funds to upgrade or will upgrade a private road to a public road.

This is an established campground and therefore not applicable

B. the campground shall conform to all applicable regulations of any rules promulgated by the Michigan Department of Health under authority of sections 1201 et. seq. of P.A. 368 of 1978, as amended, (being the Michigan Health Code, M.C.L. 333.1201 et. seq.).

Per EGLE, the applicant will be required to obtain a Campground Construction Permit prior to:

Adding, subtracting, re-configuring campsites

New / extended water or sewer lines

Well demand increase or sewage flow increase

(additional sites, service building, store, other structures)

Public Swimming Pool Program

Also – District Health Department #10 will be involved in any drinking water well and onsite wastewater system capacity evaluations or permitting

C. the application for a zoning Special Use Permit for a campground shall contain all the elements and parts which are required by the Health Department for a campground license under authority of sections 12501 to 12516 of P.A. 369 of 1978, as amended, (being the Michigan Health Code, M.C.L. 333.12501 et. seq.), in addition to the Special Use Permit application requirements presented in this Ordinance.

As of the date of this report staff has not received documentation regarding this requirement

D. the minimum parcel area shall not be less than (X) square feet, where (X) equals 2,000 times the number of proposed campsites.

Existing Campground – proposed addition of 50 sites X 2,000 = 100,000 square feet – existing parcel has in excess of 1,000,000 square feet

E. spaces in the campground shall be only rented on a day(s), week, or month basis, but not on a permanent basis.

This is a stated condition – the applicant does propose to rent sites on a ‘seasonal’ basis

F. management headquarters, recreation facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operation of a campground are permitted as accessory uses provided:

1. such establishments and the parking area primarily related to their operations shall not occupy more than ten (10) percent of the campground.

Demonstrated Compliance

2. such establishments shall be restricted in their use to occupants of the campground and their guests.

This is a stated condition

3. such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the campground and their guests.

This is a stated condition

G. no space shall be so located so any part intended for occupancy for sleeping purposes shall be within one hundred (100) feet of the right-of-way line of any road. Setback spaces may be reduced if occupied by plant material and/or a berm. ***In no case shall the setback be less than 40 feet, and allowed only in instances when screening is an opaque fence or berm.*** In all cases, plant materials shall be maintained in a setback area. Plant materials shall be of sufficient size when installed to assure immediate and effective screening of the campground from adjacent roads and properties. The plans and specifications for a campground shall include the proposed arrangement of such plantings. (***emphasis added***)

The site plan indicates the placement of 6’ high opaque fencing between the proposed new sites and improvements allowing for only a 40’ setback

Note: In review of the Special Use Permit amendment application for expansion or change, ***the Commission shall only review and act on the expansion or change portion of the Special Use Permit.***

4. Standards for Special Use Permit with Staff Comments and Recommendations

4.1 According to WJZO Article 8609 – The following standards shall be used by the Planning Commission to review Special Use Permits.

1. Is the use reasonable and designed to protect the health, safety, and welfare of the community?

Staff Comment and Recommendations: Staff believes that the proposed project, if completed per the site plan specifications, and in compliance with other state

and local regulations, (specifically Article 16, Section 1604.C), will meet this discretionary standard

2. Is the use consistent with the intent and purpose of the district?

Staff Comment and Recommendations: The use was previously listed as a special use under the Wexford County Zoning Ordinance No. 5. The Wexford Joint Zoning Ordinance continues to list RV Parks & Campgrounds as a special use indicating that the intent and purpose of the 'newly' created zoning district was perhaps to promote continuing continuity

3. Is the use compatible with adjacent land uses?

Staff Comment and Recommendations: In Michigan, Zoning must be based on a plan (part of the Master Plan). The uses (both Permitted and Special) that are listed in the Rural Residential District (Article 37 of the Wexford Joint Zoning Ordinance) in which this property is located are contemplated as being compatible when and if certain provisions are complied with. All of the surrounding property (with the exception of the Commercial District to the south and southwest) is zoned Rural Residential. The surrounding Rural Residential property is currently used for residential purposes for single family homes.

Is the use designed to ensure that the public services and facilities are capable of accommodating increased loads caused by the land use or activity?

Staff Comments and Recommendations: The increased demand for any services will be provided for on-site. There are no public utilities in the immediate vicinity with the exception of electricity.

Recommendation #1 – Approval of Site Plan

“Staff believes that the applicant narrative and site plan have demonstrated compliance with the purpose and intent of the zoning ordinance and we recommend the Site Plan of Applicant be approved.”

Recommendation #2 – Approval of Special Use

“The Zoning Administrators recommend the Special Use Permit be approved by the Planning Commission conditioned upon materials required by Article 16, Section 1604.C being submitted to staff prior to any further development activity taking place.”

Respectfully submitted for Planning Commission consideration,



Planning and Zoning Director