WEXFORD JOINT PLANNING COMMISSION
c/o Cherry Grove Township
4830 E. M-55 Highway
Cadillac, Michigan 49601

231-775-1138 x 6

www.wexfordjpc.org

planningandzoning@wexfordjpc.org

STAFF REPORT
SLUP-2024-01

1. Application

Applicant:	Lake Ann Baptist Camp, Inc 18400 Maple Street P.O. Box 109 Lake Ann, Michigan 49650
Owner(s):	SAME AS APPLICANT
Site Address,	SAME AS APPLICANT
And Proposed Location	Parcel ID# 2112-29-3304 South Branch Township
Zoned:	RR Rural Residential District
Site Plan:	N/A

2. Development Proposal

2.1 Property Description – Parcel ID#2112-29-3304 – South Branch Township S 1/2 OF SW 1/4 OF SW 1/4 EXC N 208 FT 13.7 A M/L SB SEC 29 T21N R12W -CAPS- [[ASSESSED W/ 29-3301 '01 (Note: 13.7 Acres)

2.2 Action Report – The Applicant is requesting a Special Land Use Permit to have a Childcare Camp. This camping location is proposed to be a part of the ministry of the Lake Ann Baptist Camp located in the Rural Residential Zoning District.

2.3 This SLUP falls into the category of WJPZ Ordinance, Section 3703 – Special Uses, and Subsection OO, which states, "Religious Organizations [8131]." The specific North American Industry Classification System (NAICS) is 813110, which includes "administering an organized religion or promoting religious activities." This SLUP would certainly fit within the "promoting religious activity" category.

2.4 Current Narrative:

1. The current 32-year Executive Director of Lake Ann Baptist Camp, Ken Riley, made an initial visit to the WJPC office on July 11, stating what their purpose was for wanting a Special Land Use Permit for a property in South Branch Township. He stated that for over 25 years the camp in Lake Ann has been sending 9th graders each week to the Pine River area with rafts, camping on federal or state forest areas. New campers coming to the area started encroaching on their camp site with loud music and other distractions so that they could not work with the young people as well. This brought him and the camp the desire to buy their own property close to the Pine River to have as their own. He stated they would do whatever the WJPC needed them to do, as he was a long-time Chair of the Planning Commission in his area and understood how Special Land Use Permits should go.

2. The Applicant's Camp Program Director, Caleb Andrist, filled out an application and submitted same application on July 12, 2024. https://lakeanncamp.com

3. The WJPZ Ordinance calls for a Detailed Site Plan with all Special Use Permits as per Article 8605. Information Required in Application, section 2.a, which states, "A detailed site plan as specified in Section 9406 of this Ordinance." However, though it states in Article 9402.A states, "Every application for a zoning permit shall include a site plan, drawn according to the specifications of this article. The administrator shall review the site plan prior to issuing a zoning permit, **OR** the administrator shall transmit the site plan to the Commission for their review." Note the "OR" in the ordinance, because Article 9402, Subsection D states, "Notwithstanding subsection B above, the administrator may review and approve, approve with conditions, or deny site plans for the following: 1. Any accessory uses not exceeding 50 (fifty) percent of all existing building footprints, incidental to an existing use in conformance with this Ordinance that does not require a variance, and the site plan demonstrates that the proposed building or use conforms with all requirements of this ordinance."

4. On July 24, 2024, the Environment, Great Lakes and Energy (EGLE) was contacted to see if they ever permit a Religious Camp from camping

overnight in tents taking day trips in the area. Sarah Rottiers, the Campground Programs person in EGLE wrote back that they NO NOT LICENSE or oversee these types of camps. Therefore, as there are no structures being considered on this property, the WJPC would only be approving the Special Land Use Application and NOT the site plan.

5. Applicant's Camp Program Director, Caleb Andrist, met with South Branch Township officials at a regularly scheduled township meeting on July 17, 2024 to notify the township of what the property was being considered for.

6. Applicant sent narrative for the SLUP via email on July 25, 2024 with an overview of the property and placement of the tents (both boys and girls), Common Area, and Chapel Area.

3. Special Use Specific Standards per Religious Organizations' camping on own property.
A. (excerpt) North American Industrial Code System [813110]
NAICS Code 813110 Refers to establishments primarily engaged in operating religious organizations, such as "churches, religious temples… or in administering an organized religion or promoting religious activities."

4. **Religious Land Use and Institutionalized Persons Act (RLUIPA) Zoning and Land Use:** Codified as 42 U.S.C Sections 2000CC, et seq., is a United States federal law that prohibits the imposition of burdens on the ability of prisoners to worship as they please and gives churches and other religious institutions a way to avoid zoning law restrictions on their property use. It also defines the term "religious exercise" to include "any exercise of religion, whether or not compelled by, or central to, a system of religious belief."
(Staff Note: The land will be temporarily used 12 weeks during the summer only for ninth grade campers to camp on the land in specific areas for tents two days and one night per week per group. The camping will be rustic in tents and fire pits will be utilized for certain meals, small grills for other meals. Porta potties will be placed at the camp site and weekly sanitized and removed at the end of the 12 weeks. Please see Applicant's narrative.

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: The proposed land usage will be utilized in a rustic camping area with several counselors and Staff involved directly with the young people. They have been camping like this for many years on public land in Wexford County, but as their campsites

have been encroached upon by others not holding to their standard requirements for the youth, they have been forced to buy their own property in which they may camp with no distractions from others.

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

   Staff Comment and Recommendations: The use is listed as a 'special' use in the Rural Residential Zoning District for Religious Organizations (NAICS number 913110). WJZO 3703.OO

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. The statements of the applicant, and special use process for the requested use are to be reviewed for compatibility.

4. 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 impact will be mitigated and sustained totally on the site.

   The applicant has adequately demonstrated their intent to comply with applicable provisions of Article 10, General Regulations.

Right: The property in question. 13.7 acres. Clearing in the front is where cooking will be.

Below: 300 Foot notices.

Above: Entrance to property on 50 Rd. from M-37

Left: Entrance onto property from 50 Rd.

Below: Clearing looking back to entrance.

Staff Recommendations:

1. **Staff recommends a finding that the applicant has demonstrated compliance with the mandatory provisions as listed in the Michigan Zoning Enabling Act, PA 110 of 2006 and has or will demonstrate compliance with the discretionary standards and all other provisions of the Wexford Joint Zoning Ordinance. Accordingly, staff recommends approval of the requested special use permit to operate a Day Camp extension of Lake Ann Camp at this 13.7- acre site in South Branch Township on M-37. The two small buildings that have been there for years may stay and be used if needed. The dilapidated camper will be pulled off the property as it is a hazard.**

Respectfully submitted for planning commission consideration,

Zoning Administrator

Wexford Joint Planning Commission
c/o Cherry Grove Township
4830 E. M-55, Cadillac, MI 49601-9332
Ph: 231-775-1138x6 Fax: 231-775-0037 **Attn: WJPC**
planningandzoning@wexfordjpc.org

SPECIAL LAND USE PERMIT APPLICATION

1. **APPLICANT:** Name: Lake Ann Baptist Camp, Inc
(Last) (First) (MI)

Address: 18400 Maple St PO Box 109 Lake Ann, MI 49650
(No. & Street) (City) (State) (Zip)

Phone Nos: 231.275.7329
(Work) (Home) (Cell) (Fax)

2. **APPLICANT'S INTEREST IN PROPERTY:** Offer contingent on land use

3. **OWNER:** Name. Genovese TIMOTHY E
(Last) (First) (MI)

Address: 2272 N THOMAS SAGINAW MI 48609
(No. & Street) (City) (State) (Zip)

Phone Nos: _____
(Work) (Home) (Cell) (Fax)

4. **REQUESTING SPECIAL LAND USE PERMIT FOR (Specify Use):** _____

5. **LEGAL DESCRIPTION OF PROPERTY:** 13.7 Acres, unimproved land
Tax No: 2112-29-3304
South Branch Township (Wellston)

6. **ADDRESS OF PROPERTY:** 0 Road 37 Rd #M, Cadillac MI 49601

7. **PRESENT USE OF PROPERTY:** Hunting Lodge (Private)

8. **ATTACH REQUIRED SITE PLAN DRAWING** and all documentation required to demonstrate compliance with Article 94 (Site Plan), Article 86 (Special Uses), and all other applicable articles and provisions of the Wexford Joint Zoning Ordinance.

9. **NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A LEGAL INTEREST IN THE PROPERTY:** N/A

10. **APPLICANT'S SIGNATURE:**
X _____ Date: 7-12-24

11. **OWNER'S SIGNATURE:**
X _____ Date: _____

-OFFICIAL USE ONLY-

CASE NO: SUP 2024-01
FILING DATE: 07-17-2024
REC'D BY: BJ RECEIPT NO: 10400
PC ACTION: _____ DATE: _____
BOARD ACTION: _____ DATE: _____
EFFECTIVE DATE: _____

EXHIBIT B
OUTFITTING/GUIDE-LIVERIES
2024-2029 OPERATING PLAN

LAKE ANN BAPTIST CAMP, INC., LAKE ANN, MICHIGAN

PERSONNEL

A. Permittee: Lake Ann Baptist Camp
B. Employee: Kenneth Riley, Full-time Executive Director
C. Employee: Caleb Andrist, Full-time Program Director
D. Employee: Michaela Tawney, Full-time Assistant Program Director
E. Employee: Seasonal Staff, Summer

EQUIPMENT

A. Boats

All Rafts owned by Lake Ann Baptist Camp

- NRS Otter Livery; Blue; WSI16136C010
- NRS Otter Livery; Blue; WSI17828C011
- NRS Otter Livery; Blue; WSI15191H909
- NRS Otter Livery; Blue; WSI04076J898
- NRS Otter Livery; Blue; WSI17829C011
- NRS Otter Livery; Blue; WSI61487F202
- NRS Otter Livery; Blue; WSI10163IC595
- NRS Otter Livery; Blue; WSI1632C595
- NRS Otter Livery; Blue; WS1016310595
- NRS Otter Livery; Blue; Back-up

B. Support Vehicles

- International Bus, Blue - Lake Ann Camp Labeled; (varies week to week)
- Ram Van, White with Lake Ann Wrap; MI Plate: DE 34075
- Ford Explorer, White with Lake Ann Detail; MI Plate 061 Y 866
- Ford Box Truck, White with Lake Ann Wrap; MI Plate BC65083

C. Trailers

CUSTOMER SERVICES PROVIDED & PRICING STRUCTURE

A. Services Provided

Lake Ann Baptist Camp, Inc., a 501(c)(3) not-for-profit religious organization, offers as one of its summer camp programs a 3-day/2-night rafting trip on the Pine River. This specialized camp, which is called *Fresh Start*, is for students who will be entering the ninth grade at the end of summer. Each week of the program, campers arrive at Lake Ann Camp on Monday morning and leave Saturday morning.

A single shift week looks like the following:
On Tuesday they are transported from Lake Ann by bus to Elm Flats where they begin their raft trip. The trip ends at Low Bridge at approximately noon on Thursday. Each raft is guided by a trained camp counselor who is a college-age employee of the camp. All outfitting is provided to the camper and includes rafts, paddles, pfd's, tents, food, and cooking supplies, etc. Tuesday and Wednesday nights will be spent camping in tents on the proposed property. On Thursday noon, the raft trip is complete, and campers are transported back to Lake Ann Camp where they continue to be engaged in programming until the weekends on Saturday morning.

Double shifted weeks look like the following:
On Monday afternoon, group A is transported from Lake Ann by bus to Elm Flats where they begin their raft trip. The trip ends at Low Bridge at approximately noon on Wednesday. Each raft is guided by a trained camp counselor who is a college-age employee of the camp. All outfitting is provided to the camper and includes rafts, paddles, pfd's, tents, food, and cooking supplies, etc. Monday and Tuesday nights will be spent camping in tents on the proposed lot. On Wednesday at noon, the raft trip is complete, and group A is transported back to Lake Ann Camp where they continue to be engaged in programming until the weekend on Saturday morning.

Group B on Wednesday afternoon is transported from Lake Ann by bus to Elm Flats where they begin their raft trip. The trip ends at Low Bridge at approximately noon on Friday. Each raft is guided by a trained camp counselor who is a college-age employee of the camp. All outfitting is provided to the camper and includes rafts, paddles, pfd's, tents, food, and cooking supplies, etc. Wednesday and Thursday nights will be spent camping in tents at the proposed site. On Friday at noon, the raft trip is complete, and group A is transported back to Lake Ann Camp where they continue to be engaged in programming until the weekend on Saturday morning.

B. Participation Fees

In 2024, approximately 460 campers will have participated in Lake Ann Camp's 5-day Fresh Start program. The fees collected from each camper averaged $508.68. Eight percent (8.33%) of a Fresh Start camper's 5-day experience is conducted on the Pine River, and an average of 10% of their 5-day experience will be conducted at the

proposed property. Lake Ann Camp used the Pine River 24 days (including training days) in 2023. In addition to furnishing rafts, paddles and pfd's for the rafting element of the experience, Lake Ann Camp also provides a program, meals, counselors, and transportation for this trip.

C. Refuse Disposal

Litter bags are supplied in each raft. Campers are encouraged to pick up trash that they find in and along the river. Camp counselors are trained to create a contest each week on a different section of the river to see which raft can collect the most litter. Our groups will have plastic water bottles, which are secured in the raft. If any food is brought on the river, it is secured in a waterproof bag. (Aluminum cans are not brought on the river with our group.)

All refuse created at the proposed site will be taken out daily and will not remain on the property at any time without human occupancy. All refuse is transported back to Lake Ann Camp property where it will be disposed of using proper safety precautions.

CUSTOMER SAFETY /INFORMATION PROVIDED TO CUSTOMERS

A. Equipment Inspections
- Equipment (rafts, paddles, and pfd's) are inspected before each trip.

B. Safety Discussions/Emergency Procedures
- All Camp Counselors receive two weeks of training before the camp season, which includes safety sessions.
- All Camp Counselors are certified in First Aid and CPR as part of their pre-summer training.
- All participants wear life jackets at all times while on the river (whether in or out of the raft).
- A first aid kit always remains in the first and last raft.
- Whenever water is knee-depth or below, campers may swim freely (with life jacket on). If the water is deeper than knee-depth, a counselor who has a lifeguard certification must be present. The lifeguard must survey the swimming location first to ensure safety.
- Shoes must be worn at all times
- Counselors are given training in safety procedures in the event of a thunderstorm.
- At least one lifeguard is within the group each week.

MISCELLANEOUS

A. Incidental storage
- Rafts are stored at Dobson Bridge Access one night.
- Rafts are stored at Camp Site one night.

B. Refuse disposal
- Trash from this program is brought back to the camp in Lake Ann and disposed of there.
- Port-a-johns, with locks, will be placed at the proposed property and are serviced on a weekly schedule by the contracted provider. These are removed at the end of the camp program season.

C. Soil Resources
- Upon completion of the annual inspection we will perform rehabilitation work as necessary to maintain the integrity of the proposed property.

D. Camper Totals: On a single shifted week, the program is capped at 56 campers and on a double shifted week the numbers are capped at 44 campers per shift. The schedule and logistics will remain the same for each program whether single or double shifted weeks.

E. Double shifted weeks typically will run for six weeks and single shifted weeks will typically run for two weeks for an 8 week total camping season.

F. All food is brought in by our support vehicles. Coolers and warmers are integrated into our support vehicles and transported in same. One central firepit will be created using resources located on the proposed property (dead limbs, branches, fallen trees etc.). This fire pit will be utilized for one meal to cook hotdogs and smores on one night of the trip.

G. Age of Campers: The Fresh Start program is for 9th graders only. The typical 9th grade student is 14 years old.

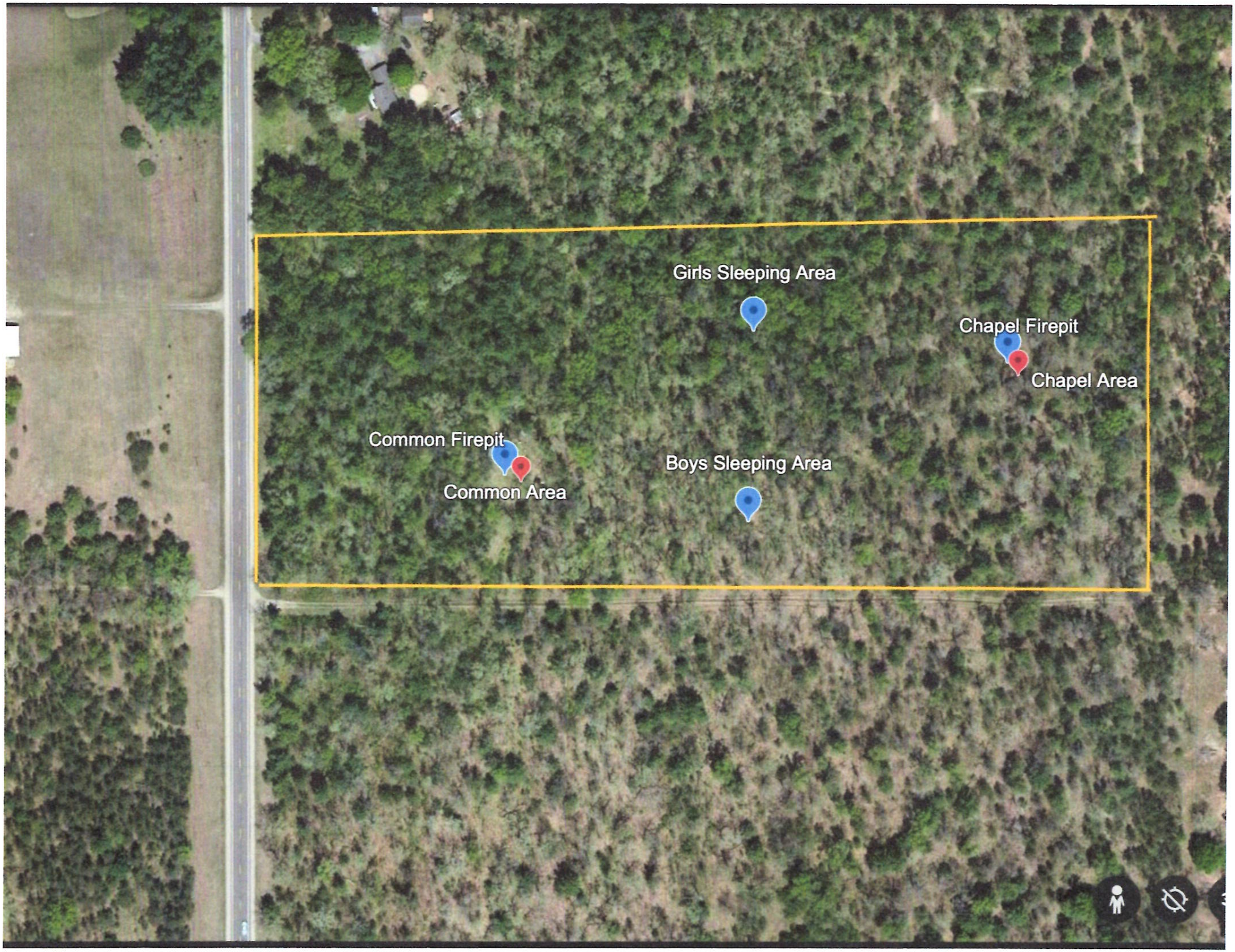
H. Camper to Counselor Ratio: The camper to counselor ratio is 8:1.

Submitted by: _____ Date: 7/26/2024

Caleb Andrist, Camp Program Director

Lake Ann Baptist Camp, Inc.
PO Box 109
18400 Maple St.
Lake Ann, MI 49650

Phone: 231-275-7329
FAX: 231-275-5174
Email: candrist@lakeanncamp.com


Girls Sleeping Area
Chapel Firepit
Chapel Area
Common Firepit
Common Area
Boys Sleeping Area

Bob Hall

From: Rottiers, Sarah (EGLE) <RottiersS@michigan.gov>
Sent: Thursday, July 25, 2024 7:26 AM
To: Bob Hall
Subject: RE: Church Camp

Hi Bob,

EGLE does not license childcare camps.

Please visit https://www.michigan.gov/mileap/early-childhood-education/cclb

Have a nice day,
Sarah

**Due to the extremely high volume of inquiries I receive, please note that you will receive much faster service by e-mailing me instead of leaving a voicemail. Thank you!*

Sarah Rottiers
Campground Program
Environmental Health Programs Unit
Environmental Health Section
Drinking Water an Environmental Health Division
Michigan Department of Environment, Great Lakes and Energy
P.O. Box 30817
Lansing, MI 48909-8311
*Email RottiersS@Michigan.gov
Michigan.gov/EGLECampgrounds

From: Bob Hall <planningandzoning@wexfordjpc.org>
Sent: Wednesday, July 24, 2024 4:18 PM
To: Rottiers, Sarah (EGLE) <RottiersS@michigan.gov>
Cc: Bob Hall <planningandzoning@wexfordjpc.org>
Subject: Church Camp

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Good Wednesday, Sarah –

Lake Ann Church Camp is proposing to utilize **THIS PROPERTY** as a group camping area – no improvements being proposed. They will have porta-johns. They will be camping overnight with groups of children and taking day-trips on the Pine River.

Is a church / religious organization subject to any campground permitting for this type of proposed activity?

Thank you for any guidance that you are able to offer.

Bob

Robert (Bob) Hall | Planning and Zoning Director
Dr. Ben Townsend | Assistant Zoning Administrator
Wexford Joint Planning Commission
4830 E. Highway M-55
Cadillac, Michigan 49601

231-775-1138 x 6 www.wexfordjpc.org

Land Use Permit application - Residential
Application Fee: $70.00