

South Branch Township Planning Commission
Regular Meeting
April 5, 2018
Approved Minutes

1. Call to Order

Regular Meeting of the South Branch Township Planning Commission was called to order at 6:00 p.m. with Chair M. Shunatona presiding.

2. Pledge of Allegiance

3. Roll Call

- a) Commissioners present- Bank, McKenzie, Peterson, M. Shunatona, Sylvester
- b) Commissioners absent-Thomas
- c) Guests present- Bonnie Shunatona, see attached list

4. Approval of Agenda

Motion to approve by Bank, Second by Sylvester, **all yes** with no nays

5. Confirm Next Meeting

May 3, 2018

Subsequent to Meeting-Request to hold decision and order on **May 10, 2018**.

6. Approval of March public engagement and regular meeting

Motion by Peterson to approve the minutes, Second by Bank, **all yes** with no nays.

7. Reports

- a. Zoning Administrator-written report: 2 demo permits, 2 detached accessory building permits, Forest Dunes is looking for another cell tower company, 2 upcoming ZBA variance requests
- b. Township Representative-the master plan was approved for funding, the board would like a recommendation from the planning commission on medical marihuana facilities.
- c. ZBA representative-meeting, routine business
- d. County planning commissioner-vertical hazards by airport involve about 8 properties; wildfire protection grant for township firewise audits was prepared; the Arauco plant is on schedule with construction; housing matchmaking initiative to show developers properties available; Marihuana ordinances have passed in Frederic (all facilities), Maple Township (Growers), City of Grayling (none); and other townships are still evaluating.

8. Communication: Correspondence related to Riverview

9. Old Business

- A. Master Plan review

- i. Denise Cline lowered the bid (Approx. \$8,000) on the master plan as she may be able to combine with the work she is doing for Camp Grayling.
- ii. The Planning Commission will review the zoning maps for possible changes.

B. Medical Marihuana Facilities

- i. Review of Survey Monkey-survey open for approximately 2 months with 21 responses.

- 75% of respondents were residents at least 6 months/year
- 19% of respondents have a medical marihuana card
- 90% of respondents believe there is a medical benefit
- Grower facilities-57% no; 43% yes
- Processor facilities-57% no; 43% yes
- Provisioning Centers-60% no; 40% yes
- Compliance Testing facilities-43% no; 57% yes
- Transporters-38% no; 62% yes

- ii. Based on the responses form the survey and the public engagement session, **Motion** by Sylvester, Second by Bank to recommend to the Township Board to allow up to 2 Compliance testing facilities and up to 2 Transporters within the commercial district only.

After discussion **Motion was withdrawn** and discussion tabled until the next meeting.

C. Riverview SC-PUD

- i. Review of new applicant information

- ii. Additional information required by PC? (*Italics are responses by applicant.*)

- Clarification on Township Ordinance for 100 foot width lot requirement- per Atty Peter Wendling it is for the entire parcel, not each tent site
- Number of Parking spaces? *23 w 2 ADA parking spaces*
- Height off ground for platforms? *unknown, maybe 12"*
- What is the parking for site 15? *Tent platform will be level with ground; parking is adjacent to road-but it's not really a road.*
- *Someone is on site until 10:00 at night*
- Is the parking lot line of 63 feet include the drive/road to site 15? *Yes*
- Will cars park on the 50 foot side to allow for as many cars as you project? *Yes. If we need more parking for cars, we will make the parking lot larger. Will you come to the planning commission before making it larger? If we must.*
- Will you allow cars with boat trailers in the parking lot? *No, there is no room for trailers. We do not get any of those.*
- What do you have for guest parking? *Guests are not allowed. These are not entertainment sites.*
- What about parking for the canoe marathon? *Only guests are allowed to park.*
- Clarification on Natural Rivers: Can see the small drain that was mentioned at the last meeting. It is not highlighted in dark blue, therefore

it is not a protected tributary and subject to natural rivers setback? ZA B. Shunatona confirmed.

- If the DEQ allows 6 people per campsite, why are you limiting it to 4? *There will be enough beds for 4 only. The cabins have a queen bed and a bunk bed, one cabin has 2 bunk beds. We only get 2 people per cabin. The lodge has 8 rooms for large groups.*
- If the platform is 14'x20', what is the size of the tent? *14'x16'.*
- Will there be electric to the tents? *Yes*
- Why is it not a campground? *Because it does not meet the Township definition of a campground. There will be no Recreation units which are further defined as RV's.*
- Why is it not a resort? *Because it requires 20 acres.*
- Questions on retail—The boats and RV do not meet ordinance. *They are personal not rentals.*
- The gas tank is non-conforming and will need to be removed. *Agreed.*
- The shipping containers do not meet ordinance. *They will be covered with a roof. Clarification from B. Shunatona-they need four walls as well. Agreed.*
- Sleeping loft above store does not meet permit from ZA. It was to be used for storage only and must be removed as sleeping loft. The steps need to be set back from road.
- The retail sales must meet the requirements to be purposeful for the PUD, not a general store. It is unsure about the bourbon and beer.
- Is this a short-term rental? *Yes*
- Read the ordinance definition of a short-term rental. *It's not a dwelling so it's not a short term rental based on your definition.*
- Is a tent village a recreation resort? *No because it does meet the township definition of recreation resort.*
- Will tent guest walk to the river? *No*
- What will stop them? *The river bends there and it is mucky, we have steps for guests.*
- How will they get to the river? *They will use the access site on McMasters Bridge Rd.*
- Will that put additional parking at the DNR site and have you notified the DNR of this? *No. Our guests don't bring boats or canoes.*

iii. Comments from the Public

- Atty Jaskowski-The farm forest, underlying zoning, only allows commercial use to be 20% of development. The entire PUD is commercial use. 8.19.2.A.1) Farm forest only develop 20%
The use must be harmonious with surrounding District, the campground PUD is not harmonious.
- Mr. Kramer-What is this? It's a resort, a campground, 15 campsites, 60 people, parking lot, septic location is not accurate, not enough acreage, it

is tents and it is short term rental, only the definitions that they want matter.

- Mrs. Schulz-next door neighbor, property parallels the proposed PUD campground. Solid wall cabins provide a noise barrier, tents will not. Concerned about pollution in the stream and trespass onto her property. Loss of peace and quiet and will decrease her property value.
- Mr. Schulz-he is a designer/contractor, there are flaws in the design. The parking lot as stated will only park 13 cars. What will be the resale of the PUD, what will be allowed to be built in the future?
- Cris Jones-Lives by Rainbow Bend Campground-noise is a problem and noise will be a problem here too. What are the plans to manage noise? Vegetation barriers? Supervision?
- Mr. Frasier-*On the west is a vegetative barrier. Quiet hours are at 8:00 pm. On site supervisor will be there normally 6 days.*

10. New Business
None

11. Public Comment
Completed as part of the review of documents with Riverview

12. Adjournment
Next Regular meeting is May 3, 2018 at 7:00 p.m. at the Township Hall
Special meeting and public hearing is May 10, 2018.
Regular Meeting adjourned at 7:52 p.m.

Respectfully Submitted:
Anna Sylvester