

South Branch Township Planning Commission
Special Meeting and Public Hearing
July 30, 2020
Unapproved Minutes

1. Call to Order

Special Meeting of the South Branch Township Planning Commission was called to order at 7:00 p.m. by Chair Julie Crick.

2. Pledge of Allegiance

3. Roll Call

a) Commissioners present- Crick, James, Smith, Sova, Sylvester

b) Commissioners absent-M. Shunatona

c) Guests present- Jeremy Hickmott, zoning administrator; Darrell Stonecipher, neighbor and agent for Garry Vardy; William Selly, neighbor.

4. Approval of Agenda

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

5. Open Public Hearing

Motion to approve by Sylvester, Second by Sova to pause special meeting and open public hearing; **all yes** with no nays

6. Summary of Request

J. Hickmott: Mr. Vardy applied for an annual long-term camping permit on low density residential property of 4.35 acres. He has a letter and statement from the District #10 health department.

D. Stonecipher: Garry uses the property to go camping mostly during hunting season. Mr. Vardy received a letter from the township or someone regarding a wood structure on his land. It may be a small storage box or a hunting blind on adjacent property. There is a propane tank and a porta-john on his property. He uses the porta-john for storage. I mow his property when I know he is coming.

7. Correspondence- no additional correspondence

8. Public Comment

D. Stonecipher: Garry uses the outhouse for storage. He uses my property for fresh water, there is a tap outside. Garry puts his (fecal) waste, blackwater in a bag and takes it with him. He has electric power on his site.

9. Decision and Order – Findings of Fact

Exhibits #1-#8

Applicant seeks a special use permit for overnight camping with a single recreational vehicle, on private property without a dwelling unit, without a restriction on the number of nights in a calendar year. Location is 7775 Pautesa Dr. Roscommon, MI, zoned low density residential on 4.35 acres.

See attached Decision and Order (Jeremy Hickmott)

10. Next Steps/Conditions

- a. If a well is installed it must comply with the standards of the District #10 Health Department.
- b. The blackwater tank shall not be emptied on the property.

11. **Motion** by Sylvester, second by Smith to close the public hearing and reopen the special meeting. **All ayes** with no nays.

12. Decision (Roll call vote)

Motion by Sylvester, second by James: based on the findings of fact, and with the conditions listed above, the Special Use Permit and Site Plan review regarding overnight camping with a single recreational unit on private property without a dwelling unit, without a restriction on the number of nights in a calendar year is approved as a special land use.

ROLL CALL VOTE

| | |
|-----------|-----|
| Smith | Yes |
| Sova | Yes |
| James | Yes |
| Crick | Yes |
| Sylvester | Yes |

Motion Carries

13. Public Comment--None

14. Adjournment

Special meeting motion to adjourn by James, second by Smith at 7:45 p.m.

Regular meeting, public hearing and public meeting/open house (master plan) is August 6, 2020 at 7:00 pm at the Township Fire Hall.

Respectfully Submitted:

Anna Sylvester