

Bear Creek Township Planning Commission Meeting
March 27, 2019
Called to order at 7:15 p.m.
Roll Call: Mays, Stringer, Coveyou, Brown, Olliffe, Haven
Absent: Urman

Approval of Minutes: Minutes from our last regular meeting of February 27, 2019.

Motion by Haven and seconded by Mays to approve minutes. Passed

Case PSPR 18-016: David Firman, SPECIAL USE PERMIT, Amendment to the Site Plan, 3529 Howard Road, Section 20, Bear Creek Township.

No new information at this time.

Motion: by Brown to Table this case 2nd by Haven. Passed

Case PSUP19-003: David Coveyou/Coveyou Scenic Farm. SPECIAL USE PERMIT-Accessory Farm Uses, 4160 US 131 Hwy, Sections 19 & 30, Bear Creek Township.

David Coveyou recused himself from this part of the meeting because of a conflict of interest in this case. Coveyou turned the meeting over to Haven.

This is looking at 3 parcels, owner wants to keep farm uses intact and retain integrity of the farm, keep open space of farm. This property is zoned FF1.

The board was given a list of concerns from Chief Welsheimer.

There is no water or electric on the parcel on Greg Road it would be added.

The house on Greg Road doesn't meet the 20 acre zoning so this parcel would have to be added to the larger parcel or be granted special permission from the board. The house would have to be brought to code and inspected before use.

There will be no permanent lighting and portable lights will have to meet zoning along with tents and portable restrooms. These will be provided by the renters.

MDOT and Road Commission will have to come out and inspect roads, entrances and signs. Coveyou is recommending that people drive through the farm and try to stay away from using Greg Road.

Events will be between June to September. There is a concern about limiting the number of events per weekend. The deck on the barn would be used for farm to table dinners and other events under 100 people. The deck and barn would have to be brought up to code. The parking spaces will have to designate handicap spaces.

Keiser states that a ZBA case states that tents are structures and asked that we have size of the tents stated and no larger than 2400 square feet. Tents will come up and down and not be permanent.

Don Johnson would not like the traffic routed through to Pine Road and has concerns about decibel levels.

Coveyou states that they have done research on this and that music would be off at 10 pm.

Robert Smith asked would the Special Use Permit go with the property or with the applicant. It goes with the property and the new owner will be limited to the same restrictions imposed by the board.

Concerts and Festivals are not allowed in this zoning.

Keiser asked can we limit the decibels to 51 because of noise echoing off the lake. Will temporary lighting be subject to zoning restrictions? Yes it will. He also asks that we state no generators are allowed.

Duane Schuil had a list of concerns about the farm not being up to code, absence of curbs not standard for all the traffic coming in and out, not code for Fire Trucks, too many events at one time, proposal says grass not gravel, concerned about parties not obeying the noise rules. He states that from personal experience when you have 200 people from Indiana boozed up and don't want the music turned off they start chanting some Indiana song at the top of their lungs. He says its hard to get people to follow the rules like no smoking in the barn and be nice. He also feels that the farm market is way beyond the FF1 zone.

Kristi Schuil asked how do you do farm to table dinners with no kitchen?

Coveyou states that the barn basement would be brought up to code with bathrooms and kitchen. She feels this is about the zoning not the building and didn't want to address that at this time.

Tammy states that a lot of issues have been brought up some zoning some building, we are here for zoning. Building issues must be addressed and dealt with by the Building Department. The site plan doesn't show the traffic going through the farm, tent sizes need to be addressed, too many signs, small parcel with house needs addressed and events need to be limited.

Coveyou states that she wants events spaced out and sizes looked at, she doesn't want a lot of large events each weekend.

Mays states that the plans are not to scale and would like a more accurate plan to scale.

Motion: by Mays to postpone until the next regular Planning Commission meeting Case #PSUP19-003, David Coveyou and Coveyou Farms LLC, for a Special Use Permit for four locations for accessory uses on a commercial farm at 24-01-19-30-100-006 (4160 US 131), 24-01-19-19-300-011 (3805 Cemetery Rd), and 24-01-19-30-100-002 (1565 Greg Rd) within Sections 19 and 30, Bear Creek Township, as shown on the site plan dated Received March 11, 2019 for the following reasons: to allow the applicant time to provide additional information. Issues to address are Road Commission and MDOT meeting about the roads and driveways, address the smaller parcel with the house, the number of signs to be put up are too many for the zoning, the size of the tents, the events limited to number and sizes, the sound levels and new plans that are to scale, show traffic paths and better detail. 2nd by Olliffe Passed

Public Comments: none

Other Business: Enforcement Report: Went over the report.

Multiple Family Density: To increase property zoning for properties that are R2 zoned with sewer. Other properties possibly added after Master Plan is completed.

Motion: by Haven that we recommend the Bear Creek Township board go to the Emmet County Planning Commission and approve increased density of R2 zoned properties with sewer. Passed

Days and Times: Joint meeting times will be set for the last Wednesday of each month at 6:00 pm prior to Planning Commission Meeting at 7:15.

Tammy 1. Tammy will try to set up a meeting with Bear Creek Township Board, Planning Commission Board and the Petoskey Planning Commission Board to discuss both of our Master Plans and working together.

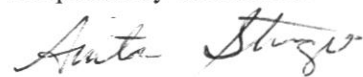
2. Emmet County Building department, Coffee with Inspectors is coming up, Tammy will email information.

3. Emmet County is also working on its Master Plan so activities will be coming up for that.

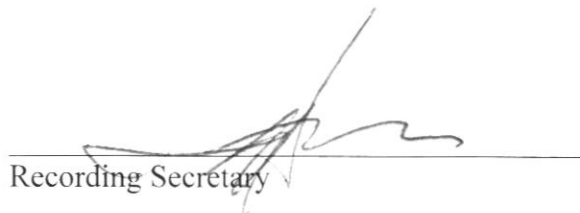
4. Citizen Planner Program will begin on September 3, 2019 so save the dates.

Adjournment: 9:17 p.m.

Respectfully submitted:



Anita Stringer
Clerk



Recording Secretary