

Bear Creek Township Planning Commission Meeting

June 26, 2019

Called to order at 7:20 p.m.

Roll Call: Mays, Stringer, Urman Haven, Coveyou, Olliffe, Brown

Approval of Minutes: Minutes from our last Joint meeting with Bear Creek Township on May 29, 2019,

Motion by Mays to approve the minutes, 2nd by Olliffe. Passed

Regular meeting of May 29, 2019

Motion by Olliffe to approve the minutes, 2nd by Mays. Passed

Case PSPR19-005 Jacquelyn Hall (Conway Storage Inc.) SITE PLAN REVIEW – Amendment – Storage Buildings, 2020 Fochtman Industrial Park Dr, Section 26, Bear Creek Township

Case Presented by Doernenburg – there are 2 parcels adjacent to each other this request is to add 2 additional storage units, 40 x 120 each. This meets the zoning ordinance, parking in front of the units, snow storage in rear of units, Fire Chief review found no issues.

Nate Hall has stated that he has to deal with all the drainage from the other properties, the drain tile on the ditch causes all the water to flow down to his property, he has dealt with but it is costing him money and he would like to know if the problem could be fixed.

Motion: by Haven to approve Case #PSPR19-005, Jacquelyn Hall for Site Plan Review – amendment for third and fourth storage buildings at 2020 Fochtman Industrial Park Dr, Section 26, Bear Creek Township, tax parcel 24-01-16-26-275-103 & 102, as shown on the site plan dated Received June 14, 2019 because the standards of Sections 14.01 22.05, and 26.43 have been met. Approval is on condition that the exterior lighting be full-cut off/wall mounted only as shown on the plan, and a performance guarantee in the amount of \$800 be submitted prior to issuance of a zoning permit, also, the Planning Commission waives the requirement for a Michigan Registered Professional Civil Engineer due to the soils and site conditions, 2nd by Stringer.

Roll Call: Coveyou, Stringer, Mays, Haven, Urman, Brown, Olliffe Yes-7 No-0 Passed

Comments: Karla Buckmaster asked how the TEXT amendments work. Doernenburg explained. Buckmaster asked that in the future when we look at properties, that we pay attention to bad areas and not approve them for improvements. The board has explained that we can't say no to improvements, but proper steps will have to be followed and aspects will have to be dealt with.

Other Business:

Density: Doernenburg asked us to take a survey on www.emmetcountyimput.com

Housing Focus Group July 21 at 1:30 at the Emmet County Building at the Fairgrounds.

Open House July 21 at 6:00 pm at the Emmet County Building at the Fairgrounds.

Water-Front Focus Group July 22 at the Little Traverse Township Hall.

Adjournment: 7:55 p.m.

Respectfully submitted:

Anita Stringer
Clerk

Recording Secretary