

Bear Creek Township Board/Planning Commission Joint Meeting
November 20, 2019 6:00 p.m.

- I. Called to order at: 6:00 p.m.
- II. Roll Call
 - a. **Planning Commission:** Kendziorski, Urman, Brown, Olliffe, Coveyou, Mays
 - i. *Haven entered at 6:05*
 - b. **BCT:** Kendziorski, Hoffman, Keiser, Nowland
 - i. Absent: Golding
- III. Visitors: Tammy Doernenburg, Mathew Cooke, Jennifer Neal, Kathy Egan
- IV. Welcome and Introductions
- V. Review Proposed Agenda
 - a. Tonight's meeting will serve as a second review of the Future Land Use Map and a review of the draft Master Plan.
- VI. Future Land Use Map Discussion
 - a. On US 131 going southbound, from Meijer down to Intertown, Coveyou would like to change the east side of the road from mixed-use to high density
 - i. Doernenburg suggested making both sides of the highway medium-density residential from Meijer south to Intertown.
 - ii. Consensus to take out the mixed use and make it medium-density residential to the east and high-density residential to the west from Meijer south to Intertown.
 - b. Keiser clarified that on 131 near the southern border of the township, there is a PUD and there is a business on the corner which is zoned B-2.
 - c. Cooke added language in Chapter 12 about an agritourism overlay, as discussed in the last joint meeting. Where should this overlay go?
 - i. Coveyou is in support of this idea, especially for wineries. He clarified that this needs to be for active farms that are growing produce, not simply tasting rooms or such. Additionally, he is in support of form-based zoning for this area. This would give the scenic drive into Petoskey an attractive, agricultural look.
 - ii. Urman pointed out that for years, the goal was to keep 131 as a scenic stretch. Would it be better to make the agritourism area elsewhere off the highway?
 1. Kathy Egan suggested that we tie the agritourism overlay to the land. This way we could have frontage and agriculture requirements which are tied to the land. Additionally, she suggested that this overlay would be better placed on a main road than on a back road.
 - iii. Consensus was to add the agricultural overlay from Bear River Road to Intertown along 131, the depth of each parcel along 131 in that area.
 - d. There is a large stretch of residential in the middle of the Future Land Use Map that should be more consistent. Consensus was to make the northern part of that section high-density residential and medium-density residential below it. This would create a belt of residential running southwest to northeast through the middle of the township.
 - e. The east side of the township should stay as is, low-density residential, for subdivisions and such.
 - i. On the eastern border of the township, there is currently a stretch of low-density residential from Mitchell down to Greenwood that should be made agricultural, leaving the piece of open space as is.
 - ii. The south-east corner of the Future Land Use Map can remain as is.
 - f. Doernenburg noted that there is lakefront residential around the lakes on the Future Land Use Map, but it must be reference in the text to match the map.

- g. Urman noted that Chapel Hill isn't on this map and there may be other developments which need to be added.

VII. Review of Draft Master Plan

- a. Cooke adjusted population numbers and took a more conservative approach.
- b. Keiser asked about the photographs used in the Master Plan. There is a picture of the City of Petoskey's waterfront gateway that should be removed.
 - i. Urman pointed out that on page 57, there is an old picture of Mackinaw Trail Winery. We should use a newer picture. Additionally, the house from Bay View used on page 63 is used multiple times throughout the Master Plan.
 - ii. Doernenburg noticed that the eagle picture used in the housing area should be used in a scenic area instead. Additionally, she would like to make sure the map and table numbers match the text. Lastly, she noted a reference to the establishment of horse stables- is there any in Bear Creek? Let's change the wording to "livestock" rather than "horse stable".
- c. In the agriculture section, Coveyou rewrote a few paragraphs to include what is going on with newer farms right now.
 - i. Urman clarified that we should take out the portion about "exporting" so that it is more consistent.
- d. In the Implementation section of Chapter 12, the Immediate Priorities (2020) section:
 - i. In regards to the second bullet point: "Review the Emmet County Zoning Ordinance and compare it with the Master Plan, noting areas of inconsistency. Focus on densities, lot sizes and development design recommendations. Use this information to create a list of zoning changes to consider", Doernenburg noted that this is more of an ongoing process than an immediate action which needs to be taken in 2020.
 - ii. In regards to the fourth bullet point: "Collaborate with Emmet County to implement access management plan for US 131, US 31, and M-119", Coveyou would like to ensure that the zoning ordinance gets updated to reflect the access management plan.
- e. In the Implementation section of Chapter 12, the 1-4 years section:
 - i. In regards to the third bullet point: "Incorporate provisions for home-based businesses in rural areas in the Township", Coveyou noted that we could change this, as the provisions are already in place. For those areas where provisions are not in place, steps are already being made towards the solution.
 - 1. Consensus to remove this bullet point.
 - ii. The fourth bullet point in this section can be left as is.
 - iii. The fifth bullet point can be removed, as Keiser noted that it is from the last Master Plan.
 - iv. The sixth bullet point in this section can be left as is.
 - v. In regards to the seventh bullet point, which reads: "Work with businesses to share access drives and promote traffic circulation outside of the highways", Haven noted that this is ongoing and ties directly into our Access Management Plan. It should be left as is.
 - vi. Coveyou suggested adding an additional bullet point in this section regarding conducting a feasibility study for water and sewer in high-density residential areas. There may be grant funding available for this.
 - 1. Keiser asked who conducts these types of studies. Egan clarified that this would be done by engineers.
 - 2. Urman thinks that there is a great need for this study with the developments that would like to come in. Haven agreed.
 - 3. Hoffman noted that the city would most likely not have room, so we would have to put in a water treatment plant. Additionally, although there are many parcels that are waiting to be developed, Hoffman would like to make sure that individuals in the sewer district have priority.
 - 4. Keiser asked if this is something the board would be interested in funding?

5. Urman suggested that sewer could be pumped from Division, Atkins and McDougal to Harbor.
6. Consensus to add this bullet point and to look into the possibility of this feasibility study.
- vii. Coveyou suggested adding a bullet point about working with the City of Petoskey, Emmet County Road Commission, MDOT and North Central Community College to generate a feasibility plan for connecting Lears Rd business to residents north and east of Petoskey to eliminate the need to travel on internal city streets to travel between these areas. With new developments going in the area, we need to make a plan for access from developments to the city and to businesses.
 1. Consensus to add this bullet point.
- viii. Coveyou suggested adding a bullet point about developing an Agritourism overlay zone in Bear Creek Township to promote future agritourism heavy farms to locate in these areas. He would like to explore the potential for using form-based zoning.
- ix. Coveyou suggested adding a bullet point about developing a plan for “tiny houses” in the township, including tiny house communities/developments and appropriate guidelines to protect neighboring residential properties.
 1. Egan suggested we use the language “explore housing options” instead.
- x. Coveyou suggested adding a bullet point about developing a walking/biking connection/trail plan for all high-density residential future land use plan areas into the City of Petoskey. We could coordinate with the City of Petoskey on this.
 1. Consensus to add this bullet point.
- xi. Coveyou suggested adding a bullet point about working with surrounding townships to develop a plan for future industrial business zones outside of Bear Creek Township.
 1. Keiser suggested using the language of “communities” rather than townships specifically.
- xii. Additionally, Coveyou would like to see more specific wording in the Master Plan regarding storage buildings and houses. He does not believe there should be a stand along storage unit without a residence, or if there is, that it should not be visible from the road or to neighbors.
 1. Doernenburg clarified that the ordinance already requires it to be “partially screened”. She also noted that this is more of an ordinance amendment than it is a Master Plan issue.
- xiii. Lastly, Coveyou would like to know how landscaping businesses fit into the Future Land Use. They are currently in business and industrial zones.
 1. Keiser noted that many landscaping businesses start out of their homes and grow, which is why it is difficult to make a specific location for them.
 2. Doernenburg noted that unless they are large businesses from the start, it is difficult for them to buy a commercial piece. However, they do need a large space to park vehicles. Again, Doernenburg reminded the board that this is not really a Master Plan issue.
- f. Doernenburg suggested adding in language about redevelopment ready communities.
 - i. Cooke noted that he did not think this would be applicable to townships.
- g. Doernenburg also noted that language should be added regarding both marijuana and short-term rentals.
 - i. In regards to short-term rentals, Egan noted that the Master Plan does mention the seasonal economy influence in Bear Creek Township.

VIII. Upcoming Meetings: December 18, 2019 at 6:00 p.m.

- a. Timeline: At the next meeting, December 18th, the board will have the option to release the Master Plan for public comment. If the board wishes, it may also be done at the January 8th township board meeting.

IX. Adjournment: 7:08 p.m.

Respectfully Submitted,

Emma Kendziorski

Emma Kendziorski, Township Clerk