

Bear Creek Township Planning Commission Meeting August 26, 2020- Zoom Meeting

I. Called to order: 7:16 p.m.

II. Roll Call: Kendziorski, Urman, Coveyou, Brown, Olliffe, Mays

a. Absent: Haven

III. Others in Attendance: Tammy Doernenburg, Dennis Keiser, Katie Flynn

IV. Pledge of Allegiance

V. Approval of Minutes

a. **Motion** by Mays to approve the minutes as presented from the Planning Commission Meeting of July 29, 2020.
2nd by Olliffe. **Passed**

VI. Case PSPR20-002, David Firman, Site Plan Review- Amendment, Contractor's Use, 3529 Howard Rd, Section 20, Bear Creek Township

a. Tammy Doernenburg gave a background to this case:

i. Doernenburg noted that this case first came on the Planning Commission agenda in February, but was postponed until now. Firman has applied for a site plan review and amendment. This is an approved contractor's use at 3529 Howard Rd. The parcel is zoned FF-1 and is 34.64 acres. It was originally 13 acres in 2013 when the special use permit was originally approved. A 2400 sq. ft. office building has been constructed on the site. There are approved storage areas on the property. There was an amendment to the plan in 2019. Firman would like to add some additional storage with some lean-tos on the building (which is more than what was approved in 2019). Doernenburg noted that there is intense screening along Howard Rd with mature trees, as well as screening from storage area in the back. Screening has filled out and is lush and green. The access is existing- there is a commercial driveway at Howard Rd. The proposal is to amend the site plan to add on to the existing shop and accessory buildings. Snow storage is shown.

b. The applicant addressed the Planning Commission regarding the parcel in question:

i. Firman explained that the barn was previously approved. The only new storage space would be the lean-tos. He would like to get more of the equipment under cover.

ii. Mays asked if we are going to put height limits on the piles.

1. Firman explained that there already are height limits in place. Mays clarified that the height limit is 30ft on the site plan. Urman explained that this was approved in 2019.

iii. Brown feels this is a simple request, as the lean-tos would be a natural addition that would clean this up nicely.

iv. Coveyou feels this will have a minimal negative impact (from a building size standpoint) and feels this will be a positive improvement, as it will keep equipment out of sight.

v. Urman agreed that Firman did a nice job cleaning up this parcel.

c. Audience Comments:

i. Keiser complimented Firman on the screening and driveway. He feels that the more equipment that is housed, the cleaner this will look.

ii. Firman told the Planning Commission that he has a grinder coming next week, so there will be quite a bit of noise for about three days. However, it will be within hours of operation.

d. Board Discussion and Questions:

i. No further discussion.

e. **Motion** by Brown to approve Case# PSPR20-002, David Firman, Site Plan Review amendment to allow and exception to the building sizes at 3529 Howard Rd, Section 20, Bear Creek Township, tax parcel 24-01-19-20-300-014. The approval is for the site plan date stamped Feb 26, 2020. Approval is based on the facts presented in this case and authorized based on the deep setbacks, the screening provided and the site size. The site size may not be reduced below 30 acres, adequate screening must be maintained and all conditions from 2013 and 2019 related to the uses remain in effect. 2nd by Mays.

i. Roll Call: Urman, Olliffe, Kendziorski, Coveyou, Brown, Mays

1. Yes- Urman, Olliffe, Kendziorski, Coveyou, Brown, Mays

2. Absent- Haven **Passed**

VII. Case PSUP20-015 Kathryn Flynn, Special Use Permit, Home Occupation- Cosmetology/Hair Salon, 5496 Pickerel Lake Rd, Section 36

a. Tammy Doernenburg gave a background to this case:

- i. Doernenburg noted that this parcel is located at 5496 Pickerel Lake Rd. It is zoned FF-1 and the driveway comes in from Pickerel Lake Rd. The house and garage are secluded from the public road. The request is for a home occupation for a cosmetology hair salon. The applicant does reside on the property. The proposal is to utilize the existing detached accessory building (which is under 600 sq. ft.) and no additional buildings are proposed at this time. The proposed hours of operation are 35 hours a week, with an expectation of 5 cars a day (by appointment). The sign is proposed at 2 sq. ft. at the driveway entrance, and the existing driveway would be used. Doernenburg noted that the Emmet County Road Commission agreed that the sight distance is adequate at that location. The Fire Chief has reviewed with conditions. The applicant may be renovating the interior, however, this would not expand the footprint. There is adequate parking available. The site is about 3 acres. There is a “Y” in the road, and Doernenburg suggested adding an additional directional sign there. The proposal is a special use permit for a hair salon as a home occupation.
- b. The applicant addressed the Planning Commission regarding the parcel in question:
 - i. Flynn explained that upon health department approval, the interior of the space may change (also depending on water and drain field).
 - ii. Urman noted that the Fire Chief would like to see a fire extinguisher and a Knox Box. He also noted that the bathroom would have to be handicap accessible.
 - iii. Olliffe asked if the parking area would be paved. Flynn noted that it would not be.
 - iv. Mays remarked that there are other properties coming off of that drive. She asked if there would be signage pointing individuals in the right direction. Flynn explained that they maintain the road, so the neighbors most likely will not have any problems. Doernenburg noted that the neighbors were all notified and no one had any problems with this.
 - v. Urman asked if the applicant could add a second directional sign in the “Y” of the road.
 - vi. Coveyou asked if there would be any other employees. Flynn noted that there would not be.
 - vii. Brown asked is these would be conventional hours and if there would only be 5 cars a day. Flynn noted that he hours would most likely be 9-5 but could alter slightly during school-time. In regards to cars, 6 would be the maximum, but most of the time would be 5 cars a day (one car at a time).
 - viii. Urman asked if the applicant would want one night a week approved for evening appointments. Flynn agreed. Mays noted that we could leave it to one night a week until 9pm (without specifying which night of the week).
- c. Audience Comments:
 - i. Keiser agrees to add one evening a week.
- d. Board Discussion and Questions:
 - i. Brown asked about the maximum size for the sign. Doernenburg clarified that it is 2 sq. ft.
- e. **Motion** by Mays to approve Case# PSUP20-015, Kathryn Flynn, Special Use Permit for a Home Occupation to operate a cosmetology/hair salon at 5496 Pickerel Lake Rd, Section 36, Bear Creek Township as outlined in the Home Occupation Use Plan and as shown on the site plan both dated received 8/10/2020 because the use meets the standards of Section 26.11, the use will not conflict with the residential character of the neighborhood, only people living on the premises may be employees of the home occupation, hours of operation are limited to 35 hours per week, a 2 sq. ft. sign is permitted, to allow one night a week until 9pm, and a second additional directional sign may be permitted at the “Y” in the road. 2nd by Brown.
 - i. Roll Call: Olliffe, Kendziorski, Coveyou, Brown, Mays, Urman
 - 1. Yes- Olliffe, Kendziorski, Coveyou, Brown, Mays, Urman
 - 2. Absent- Haven

Passed

VIII. Public Comment

- a. None

IX. Other Business

- a. Mays asked if camping is allowed at Gabriel Farms. Doernenburg noted that it is not allowed, and that a second violation letter was sent today. She explained that Schuil has been responsive and intends to apply for a PUD amendment. Doernenburg commented that other farms are allowing camping as well, and she is sending violation letters to those farms. Keiser noted that the neighbors have complained about the camping, but not about noise for the last two weddings. Doernenburg explained that in the R-1 zoning district, camping is not allowed as a special use (or any kind of use).
- b. Doernenburg noted that she approved a pierogi food truck at the B-May Bags parking lot for Labor Day weekend. The Fire Chief reviewed and is going to inspect before they open.
- c. Enforcement Report
 - i. Urman asked about Home Depot. Doernenburg is going to send a follow up violation letter. Keiser noted that John Ledig is going to try to attend the September meeting in regards to this issue.

- ii. Urman asked about Skop's Powder Coating. The painting has been completed but the screening on the front is not what was approved. Doernenburg will follow up.
- d. Urman asked about Krist Oil. Keiser has no update there.
- e. Urman asked about the access road study. Keiser has not heard from them.
- f. Olliffe asked if we are involved with the addition at Aldi. Doernenburg noted that because it is part of the consent judgment, it is administratively approved.
- g. Doernenburg noted that Little Traverse Electric bought the old Fireworks Depot building and is doing some remodeling. That has been administratively approved.
- h. Mays asked if there was any update regarding Lume. Doernenburg noted that the owner of the property between Lume and the highway was approached (by Lume) to purchase the property for parking.
- i. Urman noted that it is part of our master plan to work on plans for infrastructure. We will work on this in the winter months.

X. Next Meeting: September 30, 2020

XI. Adjournment: 7:58 p.m.

Respectfully Submitted,

Emma Kendziorski

Emma Kendziorski, Bear Creek Township Clerk

Jeff Haven, Recording Secretary