EMMET COUNTY PLANNING COMMISSION
THURSDAY, MARCH 1, 2001 - 7:30 P.M.
COMMISSIONER’S ROOM
COUNTY BUILDING - PETOSKEY

MINUTES

MEMBERS PRESENT: J. HARRIS, CHAIRPERSON; J. EBY, J. JONES, J. SCOTT, K. DERROHN, L. BLANCHARD, D. LAUGHBAUM, A. BEHAN, M. GARGARO

MEMBERS ABSENT: NONE

STAFF: M. PUTTERS, D. COON, T. DOERNENBURG

I Call to Order and Attendance
Chairperson Harris called the meeting to order at 7:30 p.m.

II Minutes of January 27, 2001 & February 1, 2001
Eby offered a motion, supported by Scott, to approve the minutes of January 27, 2001 and February 1, 2001 as written. The motion passed on a unanimous voice vote.

III Enforcement Report - Larry Houghton
No report was given.

IV Cases
1. CASE #69-00 Wade-Trim for Frank Giese, SPECIAL USE PERMIT, Land Development Standards, Milton Road, Section 34, Maple River Township.

A request by Wade-Trim, Inc. for Frank Giese for a Special Use Permit for Land Development Standards to create a 22-unit Site Unit Condominium on property located on Milton Road, Section 34, T36N-R4W, Maple River Township. The property is some 45.33 acres, is zoned FF-1 Farm Forest and is tax parcel number 24-09-14-34-300-016. The request is per Section 2102-14 and/or 1901 of the Zoning Ordinance.

The case has been reviewed for several meetings. No new information has been provided to the Planning and Zoning office. Eby stated that the applicant attended their last meeting. He stated that the Township must approve of the common septic system and they are not willing to underwrite it now-nor in the future.

Brian Fullford from Wade-Trim stated that the revised plan is the same basic concept with a new location for the septic systems. They received conditional approval from the Township. The conditions of the Township recommendation included fire department review and stated that the Township will not take responsibility for the septic systems. The number of lots has been reduced by one. The road proposed is a private road with maximum grades of 10% and meets the minimum width and right-of-way requirements. The road is a private road and will be maintained by a private entity, the public is not responsible for the road. Fire department concerns about cul-de-sac and width of travel was an issue and has been addressed. The septic system is a community system which has been revised due to the Health Department requirements, primarily for ease of construction. Maple River Township does not want to take responsibility for maintaining the septic system and there is no intention of the Township becoming responsible for the septic. Each unit meets the minimum sizes for zoning. The green area on the drawing represents 9.75 acres of open space system. It is a
viable project. They would like conditional approval. They have received favorable comments by the health department, but no written documentation has been received.

Jones asked how the project could be conditional on health department approval? Eby stated that the Township has no interest in approving a community septic system.

Harris asked if County Civil Counsel could review the health department/community septic issue. Can the Township refuse the plan based on the proposed septic system?

Staff has not had a chance to review the project, as the revised plans were just presented at this meeting. The revised plans were required by the 18th of the previous month to allow for staff review.

Brian Fullford stated that the plan meets the zoning requirements. In order for the DEQ approval, a conditional approval is requested by the applicant.

Putters stated that the entry road does not meet the side yard setback. Fullford stated that it can be met.

Gargaro asked about the turn-around. It doesn’t appear to meet the minimum requirements of the fire department.

Putters referenced the letter from the Fire Department. The plan submitted does not comply. Fullford stated that they intend to meet the requirements.

Jones questioned the 10% grade. Fullford responded that they have done other projects with 10% grades. Curbs are planned so that erosion will be minimal. He reiterated that it is a private road. The 10% maximum grade does include the easement beyond the first cul-de-sac. Fullford stated that the purchasers of property will be notified that the road is private.

Eby made a motion to table the request because the plan was submitted at the meeting, not meeting the filing deadline allowing for staff review, the fire department has not approved the plan, and the Planning Commission would like a legal counsel opinion regarding the septic issue, as to whether the township can avoid responsibility. Scott supported the motion which passed on the following roll call vote: Yes; Harris, Behan, Jones, Scott, Blanchard, Laughbaum, Eby, Derrohn, Gargaro. No; none. Absent; none.

2. CASE #4-01 Eugene Czarski, SPECIAL USE PERMIT, Land Development Standards, State Road, Section 22, Readmond Township.

A request by Eugene Czarski for a Special Use Permit for a Land Development project to create 12 parcels on 73.5 acres located on State Road in Section 22, T37N-R6W, Readmond Township. The property is zoned FF-2 Farm Forest and is tax parcel number 24-12-08-22-100-002. The request is per Section 2102-14 of the Zoning Ordinance.

Putters reported that the applicant has withdrawn the request. They will redesign the plan and submit it at a future date.

3. CASE #83-00 Damien Farrell Design Group, PRELIMINARY PUD-1, MIXED USE, 3654 US-31 North (Windjammer Marina Property), Section 18, Littlefield Township.

A request by Damien Farrell Design Group for Crooked Lake Properties LLC for a Preliminary Mixed Use PUD-1 Planned Unit Development Overlay District, to apply to the following property: two (2) tax parcels being numbered 24-07-17-18-451-005 and 24-07-17-18-451-004 being some 3.22 acres bordered by US-31 to the north for some 521', Cincinnati Avenue to the west, Crooked Lake for over 300' and Crooked Lake Yacht Club to the east. The parcel is located in Section 18, T35N-R4W, Littlefield Township, the Windjammer Marina property. The requested mixed uses include R-2B District uses (multiple family), B-1 District uses. The request is per Ordinance Section 1800.

Putters stated that the density remains an issue. The applicant is investigating purchasing additional property. The applicant requested tabling. The case was deferred until the next regular meeting scheduled for April 11, 2001.

4. CASE #44B-92 Blissfest Music Organization, SPECIAL USE PERMIT, Camping grounds, Division Road, Section 12, Readmond Township.
A request by the Blissfest Music Organization for a Special Use Permit per Ordinance Section 801-3, to permit the construction/operation of a campground for temporary camping and parking. The subject properties identified in the request are: 1) Tax parcel #24-12-08-12-100-001 (75 acres), The W ½ of the NW 1/4 of Section 12, T37N-R6W, Readmond Township. 2) Tax Parcel #24-12-08-12-100-007 (20 acres, leased), The N ½ of the SE 1/4 of the NW 1/4 of Section 12, T37N-R6W, Readmond Township. The applicant anticipates space for up to 1,400 temporary camp sites to be served by temporary sanitation facilities, the use of which is to support the Annual Blissfest event on an adjacent 40 acre property fronting on Division Road. Property for the temporary camp sites front on Division, Hill and Beckon Roads.

Harris explained the order of the Public Hearing. Staff would present the case, followed by comments from the applicant. Then there would be an opportunity for public comment. The Planning Commission will probably hold a Special Meeting to review the SUP request.

Putters explained the request for a Special Use Permit to allow camping on an 80 acre parcel owned by Blissfest Music Organization. The last review, which has been withdrawn, involved a PUD review on the 40 acres and 80 acres owned by Blissfest. A special meeting will likely take place at a future date regarding the request for auxiliary camping and parking. An existing conditions map, site plan and a third plan was used to explain proposal. The request for 1,400 camp sites on a portion of the 80 acre site with a parking lot at the front of the camping was pointed out. A third plan was used showing the original 40 acre site, which is not included in the current request. Is it a stand alone campground? The request is for an auxiliary campground, auxiliary to the Blissfest. There is no specific language in the ordinance regarding the Blissfest type event. Putters used the memo, revised 3/1/01, citing the pros and cons.

Not all requirements of the site plan for a Special Use Permit have been submitted. The Zoning Ordinance does not address temporary campgrounds. Parking lots are not allowed uses in the FF District unless accessory to an approved use. The SUP, as presented, may not be enforceable. Putters read the narrative from the memo dated 2/22/01, revised 3/1/01. A site plan review form was referenced. The impact of the use is of greater than local concern. Putters also read the preamble of the Farm Forest Zoning District.

Jim Gillespie stated that he has not been able to review the memo. He explained the history of the current and previous reviews. The Blissfest Organization thought that the PUD was a good idea. They would like to administratively resolve the Blissfest issues. He felt their plans were keeping with the long term planning of the Township which included preserving open space. He felt that the Township Planners did not want to consider a PUD in Readmond Township. They did not seem to trust the ability of the County to enforce their own zoning laws, however, they did not want to create their own Ordinance, like a gathering ordinance. Readmond Planners dealt with the request, hoping that the Blissfest would go away, or move to another site. There seems to be sentiment to continue to hold the Blissfest. They brought a petition, with 298 signatures, supporting the Blissfest.

They have invested 13 years developing the facility. He stated that they did this with the knowledge of the zoning office. He was told and assumed that the SUP went with the property. They want to try to work out an administrative resolution. They feel that the SUP is valid and are operating under that assumption. The rationale is that camping and parking, if contained to the area shown, would reduce the impact of traffic. There is no restriction on the size of the event. They have been holding the event, with the additional 80 acres, since 1998. They feel that there is strong support for the event to continue. The proposal specifies camping for 1,400 sites for one weekend of the year. The health department has overseen the campground for the last 13 years based on state requirements. Gillespie referred to a permanent campground and temporary campground state standards booklet. If it were a permanent campground, 1,200 sq. ft. per site would be the minimum allowable size and camping units must be 10 ft. apart. Using those standards, 80 acres could support 2,800 sites. The festival is the primary fund-raiser for the year and other activities are held throughout the year at other sites. Blissfest is proposing to limit the number of ticket sales to 4,200, which is the size the festival has been for the past two years. The organization has already planted saplings, and propose to continue to plant for screening. They are proposing a compromise as they are feeling pressure from the opposition. They would like to resolve the issues.

Mark Hilal represents 15 families, directly and more indirectly, who are landowners within a short distance of the Blissfest site, all impacted by and opposed to the festival. He asked if the proposal presented is a separate and distinct request for the property, or is it intertwined with the Blissfest? If it is intertwined, then the land uses of the festival must be reviewed. That review should include problems with noise and nuisance factors must be considered. If they are not intertwined, what is auxiliary camping? There is none. There is no provision in the Zoning Ordinance for parking in the FF District. The people he represents are concerned that a precedence could be set. Then it could be possible for someone...
in the future to provide additional auxiliary camping and parking on other properties if the event continued to grow. They are concerned with the precedence impact.

Growth is clearly an issue. The original SUP that was approved, does not apply to the festival. Even if it did apply, only 12 campsites were approved. He asked what is to stop them (Blissfest Music Organization) from taking the same approach in the future as now? The Blissfest was mentioned in the Planning Commission meeting of 1992 which approved a Special Use Permit on the Howard Rice property. He does not see any law that allows this request, nor is there authority to enforce a SUP. The people he represents would like another hearing to present nuisance testimony. They would not like a hasty decision in favor of the Blissfest. Provisions of Section 2100 requires that the nuisance factors be considered. Is it just parking or is it auxiliary parking to the Blissfest festival? The camping sites will be limited to five hours of quiet time, whatever that means. There will be 19 hours of nuisance impact.

Harris stated that a case has been filed with the Zoning Board of Appeals regarding the validity of the SUP permit on the original 40 acre site. This Planning Commission would be ill advised to make a decision until after the ZBA has ruled. Harris added that it is understood that the festival is a cultural event in the community.

Connie Marshall stated that she lives ¼ mile from the festival. She asked that people who live within a three mile radius stand. There were approximately 10 people who stood.

Christa Maria, lives in Charlevoix five houses from Castle Farms. She knows about the hassle that goes on with entertainment. She spends her summers on 80 acres she owns across the road from the Blissfest property. She purchased the property for her own serenity. It is a very peaceful spot. She stated that the Blissfest is three days out of the year. She has been an exhibitor for most years of the Blissfest. She has allowed some overflow parking on her property. Because of the way the Blissfest has been run, it has grown, but it is still manageable. She objects to expansion of activities more than one weekend per year. The plan is well laid out and manageable. The event is a family event. Children, teenagers and families, who care about the environment, attend.

Dale Scott, Friendship Township Supervisor, stated that he has not spoken out on the issue yet. But, this is an important issue. He has spoken with residents from Readmond Township and he’s a member of the Blissfest Organization, participating for many years. It is a good organization, which offers good things to the community. It has been allowed to expand. They have made mistakes, but those things can be remedied. There has been a lack of communication between the Township and the Blissfest Organization. No one is making money in the organization, it is non-profit. It has always operated in that fashion. Any extra money can be used to benefit the community. He came to the area because of Blissfest. It is a necessary organization, something that is important to the development and retention of folk music and music in general. It is important to people from all over the community, county, state, country, and all over the world. John Leithauser commented that unlike Readmond Township, the Planning Commission must decide based on the Zoning Ordinance. The activity has been allowed by the zoning office. He cited sections of the Zoning Ordinance and the Zoning Enabling Act. The Planning Commission must decide if the provisions of the Ordinance are met. The Sheriff has stated that their activity has not increased during the Blissfest weekend event. The County has the authority to impose land use conditions with a SUP.

John Booth, resident of Cross Village Township on Division Road, stated that the review has been a long and difficult process. Objectors have been called radical and uninformed. They are simply asking that the zoning laws be upheld. They have not asked for special consideration, just that the laws be upheld as written. Immediate land owners have met with Blissfest and discussed various strategies. They also met at an informal site visit when the PUD was being discussed. Statements were made by the Blissfest Music Organization that the event was as large as they could handle. Then a 10 year plan calling for huge growth, with numerous events encompassing the entire summer and properties owned by Blissfest was submitted. Tonight’s newspaper reported that the original 40 acres is planned to be used for a folk school which would mean growth. The neighbors are being told different things. They have not been able to get clear answers. They are tired of the process. All they are asking is that the existing Zoning Ordinance be followed.

Harris stated that the Planning Commission records and motions must prove a finding of fact.
Tracy Eby, who lives on the Blissfest site, stated that she and her child would not be musicians without Blissfest. She presented petitions from people supporting the annual Blissfest event. People who signed are from Cross Village, Readmond Township and other areas throughout the community and Michigan. She stated that the Organization needs public relations. She believes that many families want the festival to stay. They were terrified by the PUD, but are not opposed to the festival as it is currently operated. They do not want to make their neighbors mad. Everyone has their own reality about what the Blissfest is. She wonders how many families have moved to the area after Blissfest began their festival?

Martha Dyksterhouse, Cross Village Township Supervisor, felt that Cross Village is the most impacted Township. She has heard from very concerned residents from all areas of the Township. She has communicated with Planning and Zoning staff and they would like to be included in recommendations to the County Planning Commission, after the ZBA decision is rendered. She would hope that the process could streamlined. Cross Village Township has passed a resolution stating that they will respond to requests concerning the Blissfest site. The Township wants to be involved in the process.

Bonnie Walsh stated that she cannot leave her property to escape the nuisances created during the Blissfest weekend. She asked the Planning Commissioners to please listen to the neighbors on the road.

Harris again commented that there will be a public hearing on this matter after the ZBA renders its decision.

A break was taken at 8:55 pm, and the meeting resumed at 9:07 pm.

Debbie Flynn, resident at Division Road, has heard about fresh water and port-a-johns but security has not been discussed. People wander around drunk, syphoning gas, going to the Cross Village beach and swimming. As a mother, she would like the issue of security reviewed. What detrimental effects are there on the community?

Dave Trautman, Cross Village Township resident, cited the Emmet County/City of Petoskey Comprehensive Plan. He stated that open space is a great thing. He feels there are problems and asked the Planning Commission to use common sense when rendering a decision. This is an event that lasts three or four days, once per year. It preserves 120 acres, plus Mr. Barcheski’s space. This is a light use of the land. Here is an opportunity to preserve open space and preserve the rural atmosphere.

Dan Flynn, resident on Division Road asked the Planning Commission to keep in mind the contradictions that have come up. The event is staged as a three day event, but at the Township meetings, it was stated that the event would need a week before and after for setup/take-down. Campers leave over a period of time. It is not a three day event. One fear is that the SUP stays with the land. It may not be the best use of the land for a rural community. There is no control. There is no way to account for the number of people, it changes all the time, it is a party.

Les Arnold, Readmond Township, said that as a parent, he is happy to have a place to take his children and feel secure. There are a large number of volunteers and Graham security is hired, in conjunction with county law enforcement officers. Children can run free. There is a twenty year history of people attending. There have been no deaths, rapes, riots and no major instances over the period of time that the festival has been operating. There have been minor incidents. Under-aged drinking is a social problem, not a Blissfest problem. The festival is supervised and controlled. There are proposals for controlling the number or people. Hours can be controlled, like a gravel pit’s hours are controlled. The majority of the impact is three days per year. Conditions can be put in writing, it can be well defined and well controlled.

Gary Emmons stated that drinks and drugs are consumed. It is out of hand.

Bonnie Walsh added that if it’s a family event, then why not eliminate drinking?
Connie Marshall stated that she lives 23 miles from the closest shopping center. She wanted to live in a peaceful and quiet neighborhood. She spends extra time and money to live in the rural environment. She knew it was Farm Forest property and so did Blissfest.

Hilal stated that they are seeking a rule of law to be enforced.

Harris commented that there will come a point when the discussion will come to the Planning Commission for a decision.

The case was deferred until after a ZBA decision.

5. CASE #3-01 White Pine Land Company, SPECIAL USE PERMIT, communications facility, Corner of Canby & E. Levering Roads, Section 3, Center Township (Applicant requested tabling) (Land owner requested the case be withdrawn)

A request by White Pine Land Company for a Special Use Permit to construct a wireless communications facility including a 300' guyed tower on property located at the corner of Canby & E. Levering Roads, Section 3, T37N-R5W, Center Township. The property is zoned FF-2 Farm Forest and is tax parcel number 24-04-09-03-100-008. The request is per Section 2102-2 of the Zoning Ordinance.

The applicant, White Pine Land Company requested tabling, however, the land owner, Donna Maylowski, sent a request through legal counsel, to withdraw the case. Therefore, the case was withdrawn at the request of the land owner.

V Other Business

• Case #54A-00 Bear Creek Township, Zoning Coordinating Committee, Rezoning.

Putters explained that the request is before the County, acting as Zoning Coordinating Committee. The responsibility of the Planning Commission is to make a review recommendation to the Bear Creek Township Board. The proposed rezoning, from FF-1 and R-1 to PUD-2, is on property located south of the Bear Creek Plaza. The Township Board must render a decision based on the recommendation from the Township Planning Commission, the Zoning Coordinating Committee and the results of Public Hearings. This is similar to the Walmart request approved under County Zoning. Putters explained the proposal using a location map, site plan and preliminary PUD-2 plan. Putters read through a prepared memo which outlined staff concerns, pros & cons and a narrative. Ultimately the decision to be made is: What is the best use of the property? A sub-area plan was recommended.

Putters recalled the time when the Bear Creek Plaza was approved. A greenbelt of 200' was established using a Consumer’s Power line easement, which extends west from Lears Road. The project conflicts with the Township Master Plan map. Incentives on the rezoning include open space, multi-family and duplex housing and a residential club building. There might be more demand for affordable housing than there is now, with the additional service employment. There was a requirement for plantings and a 230' transition area was established with the Wal-mart PUD. Strathmore plans to place off-street parking in the easement. There is a 100' setback on the west, which is also the Resort Township boundary. Citizens throughout the nation desire big box retail services. Is there an end? Must they all be provided for? Do we rezone another 40 acres for each new Big Box? This proposal will require extensive site grading. The topography is rolling, and will need to be leveled out to build the complex. The statute allows for fifteen days for Planning Commission review, otherwise, approval is assumed. The pros & cons were discussed and read. Input from adjacent communities should be considered.

Kevin McGraw introduced himself, Scott Chappelle, Charlie Crouch, Brad Strader, Joe O’Neill, Tom Bernier, and Jeff Green from The Green Group. McGraw, representing Strathmore Development Company, stated that he understands that there was not much time for the Zoning Coordinating Committee to review the rezoning. This project has taken place over seven months time with five public hearings. He pointed out the surrounding uses and explained the rationale for creating the commercial hard line that has been drawn at the gravel pit property from US-131. The sewer, water and drainage will be an expensive proposition. They knew they needed to combine commercial with residential to make the plan viable. They plan two story apartments. They have reduced density. Nine acres will be preserved for open space. The buffer between the commercial and residential will be approximately 300' with a retention area and landscaping. They take pride in their landscaping and own two landscape companies. The market studies were validated. He is looking for recognition of the hard work by the Township Planning Commission and the Strathmore Development group. This is a preliminary PUD and a Master Plan and site plans must also be approved before the project can move forward.
Brad Strader, stated that there have been many changes over the 7 months of Township review, in response to concerns by the Township Planners and the general public. The market study was mentioned. A telephone survey that was conducted indicated that 87%, of the 200 persons surveyed, would prefer more commercial business closer to home. Retailers expressed mixed feelings. The fiscal impact study concluded that this project will result in a net gain for the Township. There is a need for affordable housing, and their plan will provide market rate, MSHDA housing. At first glance, he also concluded that the plan is contrary to the Township Master Plan, but after further review, the Township Planning Commission supported the plan because it is able to cluster commercial uses, providing a transition and allowing for a walkable community. This, Strader stated, is consistent with the Master Plan. There will be a better buffer between the residential and commercial uses. The current easement does not provide a good transition. The transition within the project is created with extensive landscaping. The Township concluded that this is the best location. It is not spread out, it is convenient to US-131, but does not create a negative visual impact. The project meets a goal of contributing to affordable housing. Another study indicated that there would be a net gain for the housing provided as it relates to the employees needed. The PUD gives the Township advantages in that they can require better lighting, better designs, off-site road improvements, open space and a pedestrian system. Strathmore asks for the same recommendation as the Township Planning Commission.

Gargaro questioned the market rate for apartments 200-235 units. Was it the Township’s recommendation? Would the demographics support this kind of development? Is the economic base here? Are there enough jobs to support the proposed housing?

McGraw responded that they met with various groups throughout the community, and the plan changed after meeting with those groups. Also, the Township’s Ordinance changed during the seven month process. The units will be managed by their company. McGraw explained how they decide what type of housing to build and how to fill the vacancies. They study the market to decide what to build. They change their plans to meet market needs. The hard line that is necessary, will be created with the residential uses. The apartments will be built first.

Scott Chappelle, from Strathmore Development Company, stated that much time was spent doing studies in the community. They will be spending 10 million dollars and are required to prove the feasibility of their development to their investors.

John Rohe stated that it wasn’t all that long ago that the line was established. It was a controversial issue with Walmart. Rohe asked that the Planning Commission stick by the line that was drawn when the Walmart Development was created. The same thing that happens across the country is happening here. It is happening right now, right here. We are losing the character of our community. Every place has become no place in particular. It is troubling that the Bear Creek Planning Commission did not accept Resort Township’s recommendation to table and to work with their Township. We need to have coordinated planning. Just say no.

Bret Huntman, appreciates Strathmore’s mission and the job they do. He asked that they please pass-over Petoskey. He then asked the Planning Commission to take a critical look at the development. He read a portion of an article from “Supermarket News” which stated that Michigan is a battleground for showdowns between super centers: Walmart & Meijer. We are witnessing a battle between super centers. Consider what will happen to outlying retailers. Small independent grocers and goods providers will shut their doors. Outlying communities will be negatively impacted. New housing will alleviate the housing shortage we are experiencing, but the proposed housing is for 304 units, and 300 employees are proposed for the commercial uses. Where is the net gain in affordable housing?

In response to Laughbaum’s questions, it was stated that the green areas will remain open space. The SEV is currently $400,000. on the entire parcel. The final plan is yet to be submitted. The Final Master Plan could change, but the building locations would remain. The sizes of the retail buildings is: Meijer: 193,000 sq.ft.; Target: 125,000 sq.ft. and a third retail building with a maximum of 50,000 sq. ft. The reality of the retail buildings depends on the market.

Laughbaum then made a motion to sign the staff memorandum, but add a phrase recognizing that a good faith effort has been made to develop the property consistent with reasonable zoning. Jones supported the motion which was discussed before it failed on the following roll call vote: Yes: Harris, Jones, Laughbaum. No; Behan, Scott, Blanchard, Eby, Derrohn, Gargaro. Absent; none.
During the discussion, Laughbaum stated that perhaps with time the plan could be made better, but we do not live in a vacuum. This is a situation where Bear Creek Planners agree it’s a good thing.

Scott asked what would happen if they did not approve signing the document. If the County keeps silent, it satisfies the statute. The proposal would be presumed approved.

Eby stated that Walmart was not there when he began on the board. He remembers the process.

Jones stated that yes, the Township did discuss a line at the time of the Walmart PUD. The power line was then a line. Flynn’s gravel pit was the previous line. When the line was created, it was created because of the Walmart issue. It has been difficult for everyone. Is it appropriate land use for the property? Yes, because it creates a buffer and it would be difficult to get housing across from the pit. It may create a problem with Resort Township. When looking at the request as a land use issue, this plan makes sense.

Blanchard stated that the Resort Township line is ignored. This is not what the community needs. Nothing good will happen across the road (Cemetery).

During the discussion, before the roll call vote of Laughbaum’s motion, Scott made a motion, supported by Derrohn to amend Laughbaum’s motion, to exclude Laughbaum’s comments and authorize Chairperson Harris to sign the document prepared by staff. The motion failed on the following roll call vote: Yes; Behan, Jones, Scott, Blanchard. No; Harris, Laughbaum, Eby, Derrohn, Gargaro. Absent; none.

Eby stated that the Planning Commission is acting as Zoning Coordinating Committee. They must consider Resort Township and other impacted communities. Eby stated that there is a lack of communication and cooperation between zoning entities and their master plans.

Laughbaum felt that, as a procedural matter, a new motion couldn’t be made.

Harris explained that the other motions failed.

Eby made a motion to approve only the following paragraph to submit as the official recommendation of the Emmet County Zoning Coordinating Committee: “It may be workable to convene an intergovernmental land use committee or an urban growth council to address master plans, zoning and infrastructure issues south, east and west of Petoskey. This council would re-define or re-affirm community goals and make land use recommendations on projects of greater than local concern such as the proposed Strathmore development. Bear Creek Township, Resort Township, Petoskey and the Little Traverse Bay Band of Odawa Indians should be represented on such a council or committee. Emmet County could be a participant as well. The impacts of such developments are not confined to a single jurisdiction.” Blanchard supported the motion which passed on the following roll call vote: Yes; Behan, Scott, Blanchard, Eby, Derrohn, Gargaro. No; Harris, Laughbaum. Absent; none.

- **Private Road Ordinance**
  Putters explained the Road Ordinance guidelines and a new table of standards was distributed.

  Derrohn made a motion to advertise for private road standards using 7% to 10% maximum road grades, 50' width required on right-of-way for larger developments and cul-de-sac requirements as outlined in the guideline. Gargaro supported the motion which passed on the following roll call vote: Yes; Harris, Behan, Jones, Scott, Blanchard, Eby, Derrohn, Gargaro. No; none. Absent; none.

- **PDR - Purchase of Development Rights**
  PDR was not discussed, but will be added to Other Business at the next regular meeting.

- **Case #29-00 Gotts Land Division, Final Site Plan**

  Coon reported on the final Site Plan for Land Division on property located in Section 7, Powers Road, Littlefield Township. The original approval motion required that the revised or final plan be reviewed by staff and by the Planning Commission. Two of the lots have been converted to Open Space. And the plan has changed to comply with the Planning
Commission conditions, which included an open space path resource around much of the development. The conditions of the approval have been met.

- **Hoyt Road resolution**

Eby made a motion to authorize Chairperson Jim Harris to sign the Resolution supporting an effort to provide a trail from Hoyt Road in Harbor Springs to the soccer fields on Quick Road. Blanchard supported the motion which passed on a unanimous voice vote.

**VI Adjournment**

Chairperson Harris declared the meeting adjourned at 11:00 p.m.

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James Scott, Secretary Dated