

## **PLANNING COMMISSION MEETING MINUTES – JULY 28, 2022**

The meeting was called to order at 7:00 pm by Chairperson Larry Shaffer.

**MEMBERS PRESENT:** Larry Shaffer, Nancy Griswold, Lou Lundquist, Christine Lundquist Phil Bontrager (via zoom), and Jenny Irvine (via zoom).

**AGENDA:** With the correction of the meeting date, the agenda was approved on a motion by Lou with support by Nancy.

**MINUTES:** Larry indicated that the minutes from June 23<sup>rd</sup> did not get printed for the meeting and suggested they be deferred until the next meeting.

**PUBLIC COMMENT:** There was no public comment.

**CONDITIONAL USE PERMIT APPLICATION BY CHRIS HAMMERSLEY:** Motion by Nancy with support by Lou to open the public meeting related to Mr. Hammersley's conditional use application. Motion carried.

Larry invited Mr. Hammersley to describe his request to the Planning Commission. Mr. Hammersley reviewed his plans, noting that he now wanted to reduce the number of campsites from 10 to 4. Calvin McShane noted that there are no fire or accessibility issues with the proposed campsites that need to be addressed and no re-zoning is required. Larry read into record a letter from a neighbor, Jim Cernak, expressing concerns and requesting the application be denied.

Motion by Nancy with support by Lou to close the public hearing and deliberate the issue at hand. Motion carried.

Larry indicated that he believes Mr. Hammersley needs to submit a new permit request for just 4 sites, since the one submitted is for up to 10 sites. Mr. Hammersley noted sheet 1 in his application references both 1 to 4 and 5 to 10 sites. Noting that Mr. Hammersley has already rented sites in the past year without a permit, the Commission suggested any application needs to be clean and specific. Lou noted that Mr. Hammersley had also rented out a cabin on his property without getting the required permit from the Township. It was also noted that Mr. Hammersley had previously built a garage on his property without a building permit. Calvin indicated he believes this garage has been brought into compliance, though he has not discussed it with the County. Given past "oversites" by Mr. Hammersley, the Planning Commission members agreed his application needs to be specific, a drawing is needed, and a site visit by the Commission is probably a good idea.

Nancy asked if all neighbors had been notified about the application. Larry indicated that this should have been done by the Township secretary.

Jenny indicated she would like to see a new application for 4 sites. She asked if there are fire pits and also asked if he would be open in the winter. Mr. Hammersley indicated he has put in 10 fire pits and would anticipate being open June through August as he typically leaves in November. Christine asked

why he had 10 fire pits if he planned to have only 4 sites. Mr. Hammersley indicated he would only rent 4 at a time, but wanted people to be able to pick their preferred site. He indicated that he also had friends that often came to visit and wanted to have sites for them, even though he does not charge them. Christine indicated that he can give out free sites to whomever he wishes to, but if he wants a permit for 4 campsites, there should only be 4 fire pits. Additional sites, whether or not charged for, require added approval.

Jenny suggested a new application should include the times of the year the campsite would be opened. Phil asked if any sites were in uncut areas. Mr. Hammersley indicated there were not.

Christine asked about the neighbor's concerns that had been read into the record. Mr. Hammersley indicated the neighbor in question has always been difficult to deal with.

Larry suggested rejecting the current application and conducting a site visit if a new application is submitted. Lou agreed. Christine reiterated that a new application should reflect the number of fire pits/campsites on the property.

**Motion by Christine, with support by Jenny, to approve the conditional use permit as submitted. On a roll call vote, all members voted no. Petition denied.**

**OTHER BUSINESS:** Christine asked if there is a plan for continuing work on the Master Plan. Larry indicated that Julia from CUPPAD is starting a draft plan based on information received to date. Larry suggested each Commission member put together a list of items they want to make sure are addressed for the next meeting. Christine noted that we cannot do much work on the zoning ordinance until the Master Plan is put together. Phil asked about road improvements planned and how that relates to the Master Plan. Larry indicated that is more a capital improvements plan. Christine indicated it would be helpful to know about planned road projects as they could affect items in the Master Plan. Larry indicated he would talk to the Supervisor about getting some information for the Commission. Lou suggested that we all attend the next Township Board meeting on August 9<sup>th</sup> as they will be discussing road concerns and expect to have the State Police there to discuss speed limits in various areas in the Township.

The next meeting of the Planning Commission will be held on August 18<sup>th</sup> at 7:00 pm.

**ADJOURNMENT:** The meeting was adjourned on a motion by Nancy with support by Lou.