

Homestead Inland Joint Planning Commission
November 15th, 2011
APPROVED 17 JANUARY 2012

Meeting called to order: 7:02 pm.

Pledge of Allegiance was recited.

Roll Call: Cathy Demitroff, Christy Andersen, Dan Moore, Fred Poynor, Marshall Lambertson, and Mary Miller present. Nicki Brown excused absence. Jessica Wooten and Bruce Anderson unexcused absences.

Agenda: Marshall Lambertson moved to approve the agenda as presented, seconded by Dan Moore, motion carried.

Approval of previous minutes: August 16th, 2011: Mary Miller made the motion to accept the minutes as presented, seconded by Cathy Demitroff. All ayes, no nays, motion carried.

Open public input:

Connie Reinhardt lives across the lake from the owner of the campground. She is overwhelmed to find out that the plan is for around 200 campsites. It strikes her as an awful lot of campsites. She read the website information and saw that the environment should be a concern for the commission in the decision. She thinks they are a great neighbor, but it is a major increase in campsites.

Daryl Malarch of Old Miller Road is concerned with our semantics. 200 camp sites seems like a major issue, not a minor site plan review. Thank you to Mr. Rogers for informing him of the meeting, but is perplexed that the township did not inform the residents of this meeting. Is this meeting a formality? Has a decision already been made? The campground is a noise and visual distraction to the surrounding residents. Mr. Marlarch and his wife own a motor home and travel, but have never had troubles such as this owner has on his campground such as: parties, rundown trailers, fireworks, bands into the night, a trash receptacle that is not screened, power boats on the lake pulling tubers and skiers. He is concerned with noise levels and trailers left onsite year round. They have a neighbor that recently sold their home and took a \$50,000 loss, it may be due to the economy, but it may also be due to the campground. Who will the residents contact on the commission when there is a problem? Also, when and how did this body inform the nearby property owners of the meeting?

Jack Witham of Acorn Ridge has a minor question on the camp sites, who makes the decision if this a minor site plan, also where can he get a copy of the agenda prior to the meeting?

Barbara Dillon of Acorn Ridge Will the chairperson answer the questions asked by the public?

Close public input.

Township Reports:

Homestead : Cathy Demitroff reported that Roger Williams came to the last board meeting and gave his annual report. Homestead is mostly working on budgets at this time.

Inland: Mary Miller reported that Roger also came and gave the annual report and that budgets are starting to be worked on.

Report from Roger Williams: He has a few amendments in the ordinances for our books. Also, he provided a copy to the members of his annual report. Some input will be given later on the medical marijuana topic.

New Business:

Minor Site Plan Review-Turtle Lake Campground.

Roger Williams reviewed with the commission the application for review and his report for consideration. In this report Roger indicates that all information needed was provided by the applicant with the exception of one thing. The soil erosion plan was not provided with the application but is pending with Benzie County. Roger also noted that if there will be any lighting and signage that they need to meet our ordinances, and that groundwater protection complies with MDEQ and County Health Department requirements.

Sarah Ross made a presentation on behalf of the property owner Keith Bonney. Sewer and water capacity dictates the number of sites so they are doing evaluations to determine the capacity of the property for additional campsites. Using roads and land layout they developed a proposed site plan for the owner. All setbacks have been followed with additional buffering. The intention is for some camp sites to be full service but again, the State must approve the number of camp sites, subject to the DEQ and County Health department reports. The square footage of each campsite exceeds requirements and the density is within limits of the ordinance. The drive is required by the State to be 20 feet wide and any lighting will be pointing down and not more than 20 feet off the ground. Storm water will be graded to small ditches and due to the volume of sand present it will not be a concern. Soil erosion permits will have to be pulled by the contractor prior to any work being done. 29 of the existing sites will be redone and the new sites will be constructed in 3 phases within 3 years. They met with the Benzie Health Department and are in compliance with them in the site plan. Sarah Ross offered to take questions.

Mary Miller asked about the parking spaces by the office. Sarah said that she did not show the three current spots, but they are not affected in this site plan. Mary also asked where the septic is going, Sarah answered that it was on the plan and is sufficient. Mary asked how it gets to the septic area, Sarah answered that it will be collected in a tank and then pumped to an underground field and dosed as approved by the State and the health department. Mary asked about trash dumpster areas if there is only 2, Sarah referred to Mr. Bonney who stated that the State will dictate capacity but it will be screened and placed according to our ordinance. Mary asked if there are any plans to expand the beach area, Mr. Bonney said no not at this time. Mary asked for clarification on the placement of the pavilion, Sarah answered that it is in the recreation area.

Dan Moore asked if all roads are gravel, Sarah answered yes. Dan asked if there is only one bath house for all of the sites, Sarah answered that there are some options for additional locations but will be dictated by the DEQ. Dan asked if there are any tent sites, Mr. Bonney answered that the days of rustic camping is a thing of the past, but if they want to pitch a tent they can. Dan asked about lighting placement, Sarah answered that they will be by the bathhouse and in any major intersections needed for safe travel at night. Dan asked if it is going to be seasonal or year round, Mr. Bonney answered seasonal. Dan asked about grass areas and mowing, Mr. Bonney answered that there will be some grass upfront and will be maintained. Dan asked about a buffer to the private residents area to the south east, Sarah answered that there will be a 6' privacy fence. Dan asked about pets, Mr. Bonney answered that they are welcome but must be leashed.

Cathy asked when the septic counters are going to be done, Sarah answered that it will be done next summer as this is a 3 phase expansion there will be time to evaluate the data.

Christy Andersen asked about the timeline for the 3 phases, Sarah answered that it will be done equally over the three year period they have to complete it. Christy asked if the target customer will be for high end RV's, Mr. Bonney answered that it will be a family campground but all are welcome. Christy asked what the average stay times are, Mr. Bonney answered that it is 3 to 5 days. Christy asked what ratio of sites will have septic, Mr. Bonney stated that he is hoping for about 75%.

Fred Poynor asked if there will be any paved surfaces, Mr. Bonney answered that there will be some landscape pavers in areas.

Sarah reported on emergency services concerns in the campground. The campground is not a high risk area so the plans were drawn to allow 20' roadways and a circular concept to permit Emergency Services to have access to all campsites. There is also a lake to provide water for fire services.

CRITERIA FOR REVIEW

In reviewing the application and site plan and approving, disapproving or modifying the same, the Planning Commission shall be governed by the requirements of Act 110 which provides for approval of a discretionary decision if all approval standards are met, and in accordance with the following standards:

1. • That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic, and that the proposed streets and access plan conforms to any street or access plan adopted by the Townships or the County Road Commission. Finding: unanimous yes.
2. • That the building, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects therefrom upon owner and occupants of adjacent properties and the neighborhood. Finding: unanimous yes.
3. • That as many natural features of the landscape shall be retained as possible, particularly, where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters. Finding: unanimous yes.
4. • That any adverse effects of the proposed development and activities proceeding here from upon adjoining residents or owners shall be minimized by appropriate screening, fencing, or landscaping. Finding: unanimous yes.
5. • That all provisions of this Ordinance are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals. Finding: unanimous yes.
6. • That all buildings and structures are accessible to emergency vehicles. Finding: unanimous yes.
7. • That the plan as approved is consistent: a. To encourage the use of the lands in accordance with their character and adaptability. Finding: unanimous yes. b. To avoid the overcrowding of population. Finding: unanimous yes. c. To lessen congestion on the public roads and streets to reduce hazards to life and property. Finding: unanimous yes. d. To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements. Finding: unanimous yes. e. To conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. Finding: unanimous yes. f. To preserve property values and natural resources. Finding: unanimous yes. g. To give reasonable consideration to the character of a particular area, its peculiar suitability for particular uses and the general and appropriate trend and character of land, building, and population development. Finding: 4 yes, 2 no.
8. • That a plan for erosion controls and storm water discharge has been approved by appropriate public officials. Finding: Soil erosion permit is pending, conditional to that approval, yes.

Motion to approve with conditions made by Dan Moore. Conditions are as follows: moving the proposed dumpster area away from the southeast corner, adding natural spruce screening to the back of site 206, 207, 208, soil erosion permit, specific area for the fire department to access Turtle Lake, a plan for staging check in to reduce traffic congestion. Motion seconded by Cathy Demitroff, motion carried.

Old Business:

A. Payment of vouchers. Motion made by Christy Andersen, seconded by Dan Moore, to approve payment of vouchers. All ayes, no nays, motion carried

B. Medical Marijuana continued discussion. Roger Williams presented two options for us to consider. Please look them over so we can discuss the best choice at the next meeting.

C. Budget: Motion made by Marshall Lambertson and seconded by Mary Miller to table budget discussions until the next meeting. Motion carried.

Open public discussion:

Geri Malarch of Old Miller road asked if it was approved to be a year round or seasonal campground, Mr. Bonney said that it was seasonal at this time. She also asked about a permanent structure, if it can be allowed, Sarah answered that the permit is for transient use only so no permanent structures.

Terry VanHeinegan of Old Miller Road asked if the commission would consider re-instating previous rules in the Turtle Lake area. Does anyone take into consideration the use of the lake, the run off, the number of docks, etc.

Mr. Bonney stated his gratitude to the commission.

Sarah Ross thanked the commission for their professionalism and order in their meeting.

Close public discussion

Board go around:

Cathy Demitroff: It would be nice to advise the public that we are governed by laws in the decision making process.

Christy Andersen: Since it was brought up, do we want to consider an overlay for Turtle Lake ?

Dan Moore: Nothing.

Marshall Lambertson: Nothing.

Fred Poynor: Nothing.

Mary Miller: Noted that the residents do not understand the process and get upset with the commission when they don't realize that we have to follow the laws

Motion to Adjourn: Made and seconded, motion carried. 9:27pm.