

CITY OF CHARLEVOIX PLANNING COMMISSION MEETING MINUTES
Monday, September 13, 2010 – 7:00 p.m.
210 State Street, City Hall, Council Chambers, Charlevoix, Michigan

A) CALL TO ORDER

The meeting was called to order by Chairman John Hess at 7:03 p.m.

B) ROLL CALL

Commissioners Present: Larry Boog, Dan Buday, Judy Clock, June Cross, Becky Doan, Toni Felter, Francis (Brownie) Flanders and John Hess
Commissioners Absent: None
Staff Present: City Planner Mike Spencer

The Planner informed the Commission that D J Way has resigned. The City appreciates his service to the community.

C) INQUIRY INTO POTENTIAL CONFLICTS OF INTEREST None.

D) APPROVAL OF AGENDA

The Commission approved the agenda as presented.

E) APPROVAL OF JULY 12, 2010 MINUTES

The Commission reviewed the July 12, 2010 minutes. Motion made by Member Flanders and seconded by Member Cross to approve the minutes as submitted. Motion adopted by unanimous voice vote.

F) CALL FOR PUBLIC COMMENT NOT RELATED TO AGENDA ITEMS. - None

G) OLD BUSINESS

1. Public Hearing on 2010 Draft Master Plan

Chairman Hess opened the public hearing at 7:06 p.m.

a. Call for public comments

Belvedere Club General Manager Tom Conlan addressed the Commission. He asked the Commission to review the Belvedere Club's letter. The Club is supportive of the City's zoning efforts and proposed changes to the master plan. They object to the proposed zoning of the wooded area near the Club's rear gate. The Club is made up of private property owners and they reserve the right to use their property as they see fit. There are no intentions to development the land at this time, but they do not wish to give up the right. They do not object to the additional scenic reserve area along the Channel, as they have no plans to develop the area. Mr. Conlan asked if the Commission had any questions.

Commissioner Felter asked if the Club had any intention of creating lots in the wooded area. Mr. Conlan advised that the area is not platted. The Club recently created a walking trail and a nature area in the area.

Joan Balch, representing the Chicago Club addressed the Commission. She advised the Commission that the City Planner has met with the Chicago Club Board and reviewed the draft Master Plan with them. The Board is currently reviewing the document.

Chairman Hess asked if there were any objections on the proposed plan.

Mrs. Balch stated that she was not aware of any concerns. At this time, the Club has no intentions to develop Old Island. She advised the Commission that the Club has placed a moratorium on building sites.

- b. Planning Commission discussion on potential changes and upcoming review process

The Planner advised the Commission that there are significant changes being suggested in the Future Land Use Plan. These changes will also be used as the basis in the new zoning map and ordinance. There are numerous changes. He has met with a number of groups on the master plan and its importance to the City. He will be contacting the property owners whose property will be affected by the proposed Future Land Use map changes. A letter will be sent to the property owners informing them of the change and asking them to either attend a future meeting or send the City a letter commenting on the proposed change. It is important for the property owner to understand the grandfathering provisions of the Code. Just because the zoning is changing does not mean that the existing use has to change. The majority of the City will stay the same. It is difficult to apply residential zoning to the Belvedere and Chicago Club's. They have different lot configurations and different rules. It is important to separate the Club's from the traditional residential neighborhoods. In 2004, the Belvedere Club approached the City about changing its zoning classification.

The Belvedere Club's wooded area located along the south boundary and is used for scenic and recreation uses. The proposed "Private Club" district permits infilling. The City needs to establish standards for future development that addresses the existing structures and not lot lines. Scenic reserve designation protects future development of the land. The Planner asked the Commission if they had any objection to changing the wooded area back to "Private Club" designation.

Members Cross and Felter voiced support the zoning change to scenic reserve.

Motion made by Member Flanders and seconded by Member Cross that the designation (of the wooded area in the Belvedere Club) be changed from "Scenic Reserve" to "Private Club". Motion adopted by unanimous voice vote.

Mike Spencer asked Tom Conlan if the area around the Casino should also be zoned "Private Club" instead of "Scenic Reserve". Mr. Conlan stated that the Casino's use will not be changed. It will be renovated in the near future. The Commission discussed if the Casino should be located in a scenic reserve zone district. The Planner will do research and the Commission will discuss it at the next regular meeting.

Chairman Hess asked Joan Balch if the Chicago Club would also like their Club house to be treated similar. The proposed Future Land Use map shows the island and the beaches as "Public Club". He asked if the Chicago Club's beach area should also be considered as "Scenic Reserve". The Planner asked Mrs. Balch to check with the Chicago Club if the area around the boat houses and the beach should be "Scenic Reserve". Mrs. Balch stated the Club had no problem with the beach area being "Scenic Reserve".

The Commission discussed the Chicago Club properties. The Chicago Club owns property and there are individuals that also own their lots but they are Club members. Staff is waiting for additional comments from the Chicago Club members.

Motion made by Member Felter and seconded by Member Boog that the Chicago Club beach front area be reverted back to "Scenic Reserve". Motion adopted unanimously.

Joan Balch will confer with Club members to see if they would like the boat house area to be "Scenic Reserve" or "Private Club" on the Future Land Use map.

The Commission discussed the designation of Northwest Marine Yacht Basin and Foster Boat Works on the Future Land Use map. The map currently designates the Northwest Marine Yacht Basin as "Scenic Reserve" and Foster Boat Works as "High Density Residential".

The Planner reviewed the parcels near the Airport. Currently, there are a couple of lots that are zoned part residential and part industrial. The airport is surrounded by residential and industrial uses. The Commission reviewed the aerial maps and the individual parcels and their current zoning.

The Planner reviewed the Bridge Street (US 31) corridor with the Commission.

The Planning Commission meeting recessed at 8:05 p.m.
The Planning Commission meeting reconvened at 8:09 p.m.

The Planner reviewed US 31 (Michigan and Petoskey Avenue) with the Commission. The Commission discussed the large vacant parcel behind Sunny Bank. The lot is currently zoned R-2, single family residential. The Commission reviewed the Sunny Bank development. The Future Lane Use map is looking to change the area to high density. The Commission discussed the area and what should be used in the future. The Commission asked the Planner to contact the property owners

The Planner reviewed the zoning of the C & O Club. Part of the development is zone R-1 and part is Scenic Reserve. The waterfront lots are proposed to be residential.

The Commission discussed the zoning of the Char-Em offices and Wilmot Electric. It was agreed that the parcels should be zoned industrial.

Member Doan asked for details on the public access zoning. The Planner stated that public accesses are not zoned.

The Commission reviewed Pine River Lane properties and their designation on the Future Lane Use Map.

The Public hearing was closed at 8:50 p.m.

The Planner advised the Commission that comments received on master plan typos will be corrected. But any suggestions and/or recommendations will be reviewed by the Commission at the next meeting. The Commission will determine if the changes will be made.

Member Cross asked that the Lake Michigan Beach deed and its deed restrictions be incorporated in the master plan. A sample of the text will be available at the next meeting.

Member Flanders asked to review the easement along the north shore of Round Lake.

H) NEW BUSINESS

1. Discussion on Special Use Permit for a bakery at 904 May Street

The Planner reviewed the special use permit application with the Board. The bakery will be a home occupation. The parcel is very large.

CITY OF CHARLEVOIX PLANNING COMMISSION MEETING MINUTES
Monday, September 13, 2010 -- 7:00 p.m.
Page 4

He'd like to reserve the next City Planning Commission meeting for the master plan. He asked the Commission to consider holding a special meeting to hold a public hearing to consider a special use permit.

2. Motion to set public meeting

The Commission agreed to hold a special meeting on Wednesday, September 29th at 7:00 p.m. to hear the request for a special use permit.

I) REQUEST FOR NEXT MONTH'S AGENDA OR RESEARCH ITEMS

J) ADJOURNMENT

Motion made Member Felter and seconded by Member Cross to adjourn. Motion adopted by unanimous voice vote.

Meeting adjourned at 9:04 p.m.

John Hess, Chairman

Linda Jo A. Weller, Recording Secretary

Carol A. Ochs, City Clerk