

# CHARTER TOWNSHIP OF CHOCOLAY PLANNING COMMISSION MINUTES

Monday, March 20, 2017

**I. MEETING CALLED TO ORDER BY:** Tom Mahaney at 7:12 p.m.

**ROLL CALL**

*Members Present:* Tom Mahaney (Chair), Eric Meister (Vice Chair), Donna Mullen-Campbell (Secretary), Kendell Milton, Jon Kangas, Judy White (Board)

*Members Absent:* Andy Smith (excused)

*Staff Present:* Dale Throenle (Planning Director/Zoning Administrator), Richard Bohjanen (Township Supervisor), Steve Lawry (Township Manager), Suzanne Sundell (Administrative Assistant)

**II. ADDITIONAL AGENDA ITEMS / APPROVAL OF AGENDA**

*Motion by White and seconded by Kangas to approve the agenda as written.*

*Vote: Ayes: 6 Nays: 0 MOTION CARRIED*

**III. MINUTES**

**February 20, 2017**

*Motion by Milton, and seconded by Meister, to approve the minutes as corrected (Page 11 under Adjournment should read **Mahaney** ~~Meister~~ adjourned the meeting at 9:51 pm).*

*Vote: Ayes: 6 Nays: 0 MOTION CARRIED*

**IV. PUBLIC COMMENT**

None

**V. PUBLIC HEARINGS**

Public Hearing is deferred to Item VII.A.

**VI. PRESENTATIONS**

None

**VII. NEW BUSINESS**

**A. Conditional Use Permit CU 17 01 - 6448 US 41 South**

**Public Comment**

Francis Ward, owner of 6448 US 41 South – he has a potential buyer for the property, and they would like to put in a daycare center. Frank pointed out that the permitted principle uses for Commercial property which are listed in the Zoning Ordinance. He feels a daycare center would have substantially less traffic that the permitted uses, so he does not understand why daycare center would not be listed in the permitted uses.

### **Staff Introduction**

Throenle indicated the reason that the only reason Mr. Ward is listed on the application is that he is the property owner, and there has not been a sale as of yet. The property in question is the old Root 41 restaurant, and the property has been vacant for several months. The property is being sold, along with the property behind it. The daycare will be contained in the existing structure, with the only addition being a fenced in area in the same location. There is more than adequate parking to support a daycare. Notice had been sent to surrounding landowners, and no comments have been received. The daycare would run Monday through Friday, 6:00 AM to 6:00 PM. The noise factor would be minimal.

### **Commissioner Discussion**

White asked who the potential owners of the daycare are. Throenle indicated they were in the audience – David and Sue Ridolphi. White asked about the licensing for the daycare. Sue indicated that they have already met with licensing and the Fire Marshall, and a business plan is in place. Sue is a teacher and will be there until school starts, at which time she already has a Director and Lead Caregiver hired. David is a contractor, and will be the one that will be doing the modifications inside.

Milton asked what the daycare capacity would be. Sue indicated that it could go as high as 60 – 75 children, but this would depend on the age of the children. They will also be providing latchkey services, if needed, for both morning and afternoon.

Mahaney asked about an outdoor play area. Sue indicated this will be enclosed in the back – at this point there is nothing commercialized planned. They would like to have a little race track in back to ride three wheelers, a couple of swings, and a few “diggers”. Sue indicated that anything permanent has to be installed by a professional and inspected by a professional – at this point, they are just planning on keeping it natural. David indicated this will be a 75’ x 75’ area (approximately).

Meister indicated he felt it was pretty straight forward – a daycare meets the general characteristics of the permitted uses in that district.

Mr. Ward asked for an explanation of a “Conditional Use” permit. Throenle stated it applies to uses that are outside the permitted uses, and based on that the Planning Commission needs to approve the use of the property, along with any “conditions” they would place on the permit. Throenle indicated that the Conditional Use permit goes along with the property. Ward asked about any additions that may be put on the property – would there be a need to come back to the Planning Commission for those. Throenle indicated that they would still need to come back to the Planning Commission for a Site Plan Review.

David indicated that there is a modification he would like to make right away – there are two furnaces in the back, and he would like to add a storage area to the back of the building and move the mechanical equipment into that area – 16’ x 40’. This would be storage for the outside equipment. White indicated he would still need to

get a permit from the County.

Mahaney stated it seemed like a good reuse of the building. White agreed it would be a good asset to the area.

*Meister moved, Kangas seconded, that after public comment and staff review and analysis in consideration of Conditional Use application CU 17 01, and the understanding that the proposed use is compliant with all terms of "Section 16.2, Conditional Use Permits Basis of Determination and General Standards" and the intent of the Zoning Ordinance, the Planning Commission approved Conditional Use Permit 17 01, with the addition of allowing an addition of up to 16' x 40' on the west end of the building.*

Vote: Ayes: 6 Nays: 0

MOTION CARRIED

**B. Planning Commission Priorities**

Throenle indicated this is just a matter of taking what was given by the Township Board, and incorporating them in the Planning Commission Priorities for 2017 – 2018. Throenle indicated that based on the Board's recommendations, Priority 1 should include the Asset Management Plan, Mixed-Used Corridor, Short Term Rentals, and Zoning Ordinance review and where the conflicts exist (with possible review of two ordinances per meeting).

Meister asked about the four-season transit facility. Throenle indicated that this was something that the former Planning Director (Kelly Drake Woodward) had seen as a need for the Township. Mahaney also stated this was one of the comments that was seen as a priority in the Master Plan. It was agreed that this should stay on the list. Meister indicated that the issue with this was that there was no money to build it – may need to look at grant money that is available. Mahaney feels that this is needed in the Township. Steve Lawry (Township Manager) addressed the issue of grant money. There had been grant money available in approximately 2010. Lawry and Planning Director Jennifer Thum met with Al-Tran, Marq-Tran and the director of MDOT. Marq-Tran did have a grant for bus-stops that they were not using. MDOT urged them to spend on this or return to MDOT. Marq-Tran did not choose to do this, so the grant money expired and went back to MDOT. Lawry stated that at the time, based on the ridership, Chocolay Township was not considered a priority. He felt that this would be the case until such time that the Board membership changes. We could go ahead and apply for grant money without involving MarqTran, but we would still need to involve them as the service provider, so it is best to try to involve them at the beginning. It was suggested that this be dropped to Priority 2. A better way to approach is to get the right people on the Authority Board to support this idea. Milton asked if the four-seasons would need water and sewer. Lawry indicated it would.

Throenle asked that since there were no Priority 3 items, could Priority 4 be moved

to Priority 3.

Kangas indicated that on the Priority 1 list, we are showing the Asset Management Plan for roadways. He asked that the sewer system and possible water system be included in this item.

**VIII. UNFINISHED BUSINESS**

None

**IX. PUBLIC COMMENT**

None

**X. COMMISSIONER'S COMMENTS**

Milton – none

White - none

Mullen-Campbell – none

Kangas – he is looking forward to the Asset Management discussion

Meister - none

Mahaney – felt this was a good meeting

**XI. DIRECTOR'S COMMENTS**

Throenle indicated that the next meeting he would be bringing back the Short Term Rental discussion, a Conditional Use application, and the Mixed Use Corridor.

Throenle indicated that he hopes to have tablets for the Planning Commission at the next meeting.

**XII. INFORMATIONAL ITEMS AND CORRESPONDENCE**

**A.** Minutes – 02/17/17 Marquette City Planning Commission

**B.** Minutes – 02/22/17 Marquette City Planning Commission

**C.** Minutes – 01/09/17 Township Board minutes

**XIII. ADJOURNMENT**

Meister adjourned the meeting at 7:50 pm.

Submitted by:

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Planning Commission Secretary  
Donna Mullen-Campbell