

**Melrose Township Planning Commission Minutes  
Melrose Township Hall  
Regular Meeting of April 29, 2013**

**I. CALL TO ORDER / ROLL CALL**

**A. Call to Order:** Chair Tony Pizii called the meeting to order at 7:00 PM.

**B. Members present:** Leonard Meadows, Bart Wangeman, Bob Marquardt, and Tony Pizii.

**C. Members absent:** Barbara Hanahan (excused)

**D. Staff present:**  
Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

**II. APPROVAL OF AGENDA**

Approved by consensus after moving Flywheelers Mass Gathering request to New Business. Additionally, the Village lot reconfiguration and rezone request (New Business items A and B) will be discussed simultaneously but voted on separately.

**III. APPROVAL OF MINUTES**

Leonard Meadows motioned, Bart Wangeman seconded, to approve the March 25, 2013 regular meeting minutes as presented. All Ayes, motion carried.

**IV. UNFINISHED BUSINESS**

None.

**V. NEW BUSINESS**

**A. Lot Reconfiguration and Partial Rezone in the Village (ID# 15-010-009-089-30 and 093-00)**

Randy identified the parcels on a projected map and described the request to reconfigure the two lots into four, as well as to revise the zoning district of 089-30 to provide for C-3 Village Commercial on the west 230 feet. The remainder of this would retain its R-2 and Ag designation.

Randy noted parcel 093-00 as well as the adjacent property to the South and West had all been rezoned to C-3 in July of 2003. At that time the Township Board had rejected a proposal to rezone 089-10 (now 089-30). He concluded the proposed reconfiguration and rezone is a logical extension to the commercial development now taking place to the South and West of these parcels.

*Approved*

Minimum lot size and setback requirements for C-3 zoning were reviewed to confirm compliance to standards and Randy provided a response to the rezoning evaluation checklist in the zoning ordinance. An evaluation of rezoning considerations was also provided by Performance Engineers, Inc. and included in the Planning Commission packets.

Tony asked what structures were planned for the new lots. Applicant Jonathon Borisch responded they include a boat building school and two other commercial uses. Bob asked where a house relocated from Sweet Pea Lane would be positioned. Jonathon identified the location on a map as well South of the parcels now under consideration.

Tony opened a Public Hearing for the Rezone request at 7:20 PM. Neighboring property owner Rollyn Llewellyn expressed complete agreement with the proposed plans. Randy explained the process for a rezone approval, noting the Township Board is the approving body, following a recommendation by the Township and County Planning Commissions.

Leonard asked if an access drive identified in the plan would connect to the Township Boat launch parking site. Randy responded this would be a future option if the Township believes it would be beneficial. Bart expressed concern that commercial activities would create traffic flow problems through the boat launch parking lot. Vern Goodwin noted we would first have to determine if this traffic connection would be allowed under our agreement with the Michigan Waterways Commission.

Bart asked if the reconfiguration would eliminate access to parcel 089-30. Jonathon acknowledged the need to extend a proposed access drive to connect with this back-lot.

With no further comment offered Tony closed the Public Hearing at 7:30 PM.

**Bart Wangeman motioned to recommend the Township rezone the western 230 feet of parcel 15-010-009-089-30 from R-2 Single Family Residential to C-3 Village Commercial in accordance with drawing 24312-SP-E submitted as part of the application package, and following consideration of the Rezoning Evaluation Standards from the Township Zoning Ordinance. 2<sup>nd</sup> by Bob Marquardt. All ayes, motion carried.**

**Bart Wangeman motioned to approve the parcel reconfiguration application for ID #15-010-009-089-30 and #15-010-009-093-00 based on a review of the Parcel Division Worksheet and submitted plans, contingent on creation of an easement to provide access to the Eastern remainder of parcel #15-010-009-089-30 and contingent on Township Board approval of the recommendation for rezone. 2<sup>nd</sup> by Bob Marquardt. All ayes, motion carried.**

## **B Consideration of Flywheelers Mass Gathering License**

Randy indicated the Flywheelers annual show would take place in the same manner as the last several years with no change in layout or operations. He then explained the process for recommending the Township grant a Mass Gathering License.

**Bob Marquardt motioned, 2<sup>nd</sup> by Bart Wangeman, to recommend the Township Board of Trustees grant a Mass Gathering License to the Flywheelers for their annual show on July 24<sup>th</sup> through July 29<sup>th</sup>, based on their completed application and long history of operation without problems or complaints. All ayes, motion carried.**

### **VI. OTHER COMMUNICATIONS/REPORTS**

Randy reported on his attendance at a ZBA seminar held in Charlevoix last Monday. He indicated it was a good refresher class and noted a new requirement that all special meetings of the Township be posted on our web site.

### **VII. PLANNING COMMISSIONER COMMENTS**

None

### **VIII. CITIZEN COMMENTS**

Vern Goodwin reported the members of a new County Storm Water Ordinance appeals Board were appointed at a local Michigan Townships Association meeting earlier this evening.

### **IX. NEXT MEETING**

Scheduled for May 20th (one week earlier than usual due to Memorial Day).

### **X. ADJOURNMENT**

The meeting was adjourned at 8:12 PM.

Prepared by:

Planning Commission Approval by:

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Tom Mackie, Recording Secretary

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Barbara Hanahan, Secretary

Copies: Melrose Township Board, Planning Commission Members, Township web site