

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of January 27, 2014**

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, Barbara Hanahan, and Tony Pizii.

C. Members absent: Bob Marquardt (Excused)

D. Staff present:
Zoning Administrator Randy Frykberg.

E. Others present: 8 citizens attended

II. APPROVAL OF AGENDA

The proposed meeting agenda was approved by consensus.

III. APPROVAL OF MINUTES

Bart Wangeman motioned, Barbara Hanahan seconded, to approve the November 25, 2013 regular meeting minutes, as presented. All Ayes, motion carried.

IV. NEW BUSINESS

A. Election of Officers

Tony Pizii turned the meeting over to Randy Frykberg who explained the process for election of officers. Randy indicated he would ask three times for nominations for Chairperson. Bart nominated Tony Pizii with a second from Leonard. Randy asked for any additional nominations. Following a third call for nominations, and none being offered, a roll call vote was taken on the one supported nominee and **Tony Pizii was elected as Chair with a vote of all ayes.** Randy then turned the meeting back over to Tony.

Tony asked for nominations for Vice-Chair and Barbara nominated Bart Wangeman, with a second from Leonard. Following two more calls for nominations, and none being offered, Tony called for a roll call vote and **Bart Wangeman was elected as Vice-Chair with a vote of all ayes.**

Tony asked for nominations for Secretary and Bart nominated Barbara Hanahan, with a second from Leonard. Following two more calls for nominations, and none being offered, Tony called for a roll call vote and **Barbara Hanahan was elected as Secretary with a vote of all ayes.**

B. Site Plan Review for Walloon Village, Phase II

Randy described Walloon Lake Holdings LLC plans for a 36-unit, 3-story waterfront Lodge at the SW corner of M-75 and Winsor St, four additional Kiosks directly in front of the existing Kiosks, extensive landscaping, and additional parking. It was noted that the Fire Chief was concerned with the placement of the fire hydrant next to the Barrelback Restaurant and close to a gas tank. This concern was reiterated by the Zoning Board of Appeals on January 23, when the ZBA approved a 10' height variance and a 15' setback variance from Winsor St.

The proposal is to remove the existing 50' X 25' 2-story garage, the 75' X 60' X 38' tall 2-story duplex, along with the existing on-site pavement in order to build and landscape one 160' X 60' three story, 36-room Lodge.

Mr Jonathan Borisch explained they hired a firm to prepare a business plan for the hotel and the company reported 36 rooms was the minimum needed. Walloon Lake Holdings, LLC wanted the entrance and exit to be on M-75, but the Michigan Department of Transportation (MDOT) would only allow one curb cut. There will be 100% valet parking with room at the entrance for guests to load and unload. The lodge will not have any meeting rooms, no dining room and no kitchen. It will be open year-round. The waterfront walkway will be open to the public. The building will have fire suppression in the form of sprinklers.

Engineer Aaron Nordman stated that the impervious surfaces will be reduced from the present conditions and that stormwater control will be improved. He indicated that MDOT and Waterways agreed to move the crosswalk at the corner as the intersection will be altered and parking eliminated in this immediate area.

Two letters from the public were reviewed and several citizens spoke with concerns regarding traffic and increased activity, including the boat launch and boat preparation in front of the lodge on Winsor St. It was mentioned that sailboats need to prep and step the mast in this area and Bart suggested a goal to prep boats prior to launching. Several property owners on Winsor, across the street from the proposed lodge, indicated because they would be charged to bury the lines on their property, and since they just paid for water improvement, they decided not to proceed with the underground lines.

The Planning Commission reviewed the 17 standards for Development Plan Review (Section 11.4 of the Melrose Township Zoning Ordinance) and deliberated.

Approved

Leonard Meadows motioned to approve the Site Development Plan for the Winsor Lodge and four additional kiosks as proposed in the Walloon Lake Holdings, LLC Site Plan Review application dated 1-6-14 and signed by Jonathan Borisch; the plans drawn by Performance Engineering dated 1-6-14 (Sheets C1.0 and C1.1); the elevations view prepared by Triumph Development dated 12-13-13 (Sheet A5.0) and the Landscape Plan drawn by Maureen Parker, Common Ground, dated 1-6-14 (Sheet L1.2), with the stipulation that if the proposed lodge is reduced in size or altered to reduce the intensity of use, they will not need to come back to the PC if the Zoning Administrator/Planner and Bart Wangeman review the revised plans and agree. 2nd by Barbara Hanahan. All ayes, motion carried.

- V. UNFINISHED BUSINESS - none
- VI. OTHER COMMUNICATIONS / REPORTS - none
- VII. PLANNING COMMISSIONER COMMENTS - none
- VIII. CITIZEN COMMENTS - none
- IX. NEXT MEETING
Scheduled for March 24, 2014.
- X. ADJOURNMENT
The meeting was adjourned at 9:05 PM.

Prepared by:

Planning Commission Approval by:

Randy Frykberg, Acting Recording Secretary

Barbara Hanahan, Secretary

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