

Approved

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of June 23, 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: Bart Wangeman, Tony Pizii, and Bob Marquardt.

C. Members absent: Leonard Meadows and Barbara Hanahan (excused).

D. Staff present:

Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

II. APPROVAL OF AGENDA

The proposed meeting agenda was approved by consensus with the addition of "Village Development Update" under "Old Business."

III. APPROVAL OF MINUTES

Bob Marquardt motioned, Bart Wangeman seconded, to approve the May 19, 2014 regular meeting minutes as presented. All Ayes, motion carried.

IV. NEW BUSINESS

A. Mass Gathering Permit Application for the Walloon Lake Community Church

Randy described the request to renew a Mass Gathering Permit for the Church's July 27, 2014 picnic and baptism in the Township Park and waterfront. Referencing his memo to the Planning Commission, Randy described the ordinance approval process and noted this is an annual event that anticipates no change in layout, traffic flow, parking, security, sanitation, etc.

Tony asked how many people were expected to attend and Randy responded they anticipate the same turnout as last year. Bart then asked if this is a typical usage for the Park. Randy indicated the event includes more people than a typical park gathering, thus requiring a Mass Gathering Permit as well as park use approval by the Township Board of Trustees.

Bob Marquardt motioned, 2nd by Bart Wangeman, to recommend the Township Board of Trustees grant a Mass Gathering License to the Walloon Lake Community Church for their annual picnic and baptism on July 27th, 2014, based on their application and history of hosting this event without problems or complaints. All ayes, motion carried.

V. UNFINISHED BUSINESS

A. Village Development Update

Jonathon Borisch reported his hotel project drawings have been updated to show the parking lot is not connected to the Township's existing boat launch parking area, since this feature was not approved. Additionally, he is excavating an expanded parking area to the East of, and adjacent to, the hotel parking lot previously approved. Jonathon estimated this area at 300 feet by 60 feet and indicated it is intended to accommodate additional future development. If approved by the Planning Commission, both parking areas will be paved simultaneously to reduce cost, open up additional parking sooner rather than later, and avoid a future disruption.

Bob noted a considerable public concern with the present parking situation on M-75. Jonathon indicated MDOT is still reviewing plans for M-75 that will reduce on-street parking, add bump-outs, and an additional crosswalk. Bart suggested the current on-street parking problem is in part attributable to a lack of curb and gutters as well as defined parking lines. This should be remedied when the highway work is completed.

Randy noted our Zoning Ordinance allows approval of the proposed parking lot expansion without a full development plan review. Bob asked if parking lot drainage has been addressed and Randy noted this is currently being considered by the County.

Bart Wangeman motioned, Bob Marquardt seconded, to approve an additional parking area of 18,000 square feet as identified in a drawing by Performance Engineers titled "Expanded Parking Plan" sheet C1.0 and dated 6/12/2014. All ayes, motion carried.

In a projected drawing Jonathon identified a new location for the hotel's planned spa in the south-west corner of the parcel.

Bob asked if any progress has been made on a proposed snowmobile bridge east of US131 and crossing the Bear River. Jonathon responded this project is being pursued but is likely a ways off.

B. Master Plan - Continued Discussion of "Transitional Zone"

Randy projected an image of our current zoning map and asked if the Planning Commission wants to consider adding language to the Master Plan that would provide for a new zoning district. The new district would allow for transitional zoning between the current residential and agricultural districts. Bart asked for additional details on how this would work as a precursor to future discussion.

VI. OTHER COMMUNICATIONS / REPORTS

Randy reported an individual is currently seeking state approval for a substance abuse recovery center for the Walloon Lake Lodge property. If approved, we would have limited oversight as state regulations would override much of local zoning.

VII. **PLANNING COMMISSIONER COMMENTS** - none

VIII. **CITIZEN COMMENTS**

Fred Imhoff asked about the location of a proposed snowmobile bridge east of the village. Randy identified this on a projected map. Fred then asked for a copy of our current Master Plan and was advised of its availability on the Township Web Site.

IX. **NEXT MEETING** - Scheduled for July 28, 2014.

X. **ADJOURNMENT** - The meeting was adjourned at 8:03 PM.

Prepared by:

Planning Commission Approval by:

Tom Mackie, Recording Secretary

Tony Pizii, Chair

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