

**Melrose Township Planning Commission Minutes
Melrose Township Hall
Regular Meeting of November 27, 2017**

I. CALL TO ORDER / ROLL CALL

- A. Call to Order:** Chair Bart Wangeman called the meeting to order at 5:31 PM.
- B. Members present:** Bart Wangeman, Phyllis Cotanche, Sue Barr, and Bob Bourassa.
- C. Members absent:** Bunny Marquardt (excused).
- D. Staff present:**
Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

II. APPROVAL OF AGENDA

The Tentative Agenda was approved by consensus as amended to add a second Walloon Lake Shoreline Protection Overlay District application to New Business (15-010-500-005-00, John DeAscentis).

III. APPROVAL OF MINUTES

Bob Bourassa motioned, Sue Barr seconded, to approve the October 23, 2017 regular meeting minutes, as presented. All ayes, motion carried.

IV. NEW BUSINESS

A. McAteer Application for a Walloon Lake Shoreline Protection Overlay District Permit at 00749 South Shore Drive (Property ID # 15-010-500-003-00)

Randy reported the Planning Commission approved a Walloon Lake Shoreline Protection Overlay District (WLSPOD) application on September 25th to expand a conforming structure on this parcel, and now the project is before the Planning Commission for an additional WLSPOD to complete a landscaping project. Randy stated the application appears to be complete and complies with all zoning ordinance requirements.

Applicant representative and Landscape Architect Maureen Parker described the plan and indicated a DEQ permit and Soil Erosion permit have already been secured for shoreline work. This application only addresses landscaping between the home and shoreline. Plans for the southern area of the property (south of the home) have not yet been developed.

Randy noted any permit issued by the Township is valid for one year. Maureen indicated they plan to start shoreline work this year. Shoreline work is regulated by the DEQ, but the Planning Commission reviews all upland effort.

Site Plan Data Required:

- a) **8 complete sets of plans available for review:** Randy noted this has been provided
- b) **Resource identification and landscape plan:** All agreed data is provided.
- c) **Outdoor lighting data provided:** Data provided and Randy has reviewed.
- d) **Paths to the lake:** Plans include an upgrade of materials used on existing paths.
- e) **Grading plan:** Included in site plan. Less than 5,000 square feet graded.
- f) **Soil erosion control measures:** Identified in site plan and Soil Erosion Permit.
- g) **Drawings of vegetation removal and restoration:** In site plan and inventory.
- h) **Identify on-site and neighboring structures:** Neighboring structure not identified but was included in an earlier application.
- i) **Identify location of property:** This has been provided

Site Plan Approval Standards:

- a) **Preservation of Natural Habitat:** All agreed the standard is met.
- b) **Erosion and Sedimentation Prevention:** All agreed the standard is met.
- c) **Natural character of shoreline is maintained:** All agreed the standard is met.
- d) **Site development fitted to topography:** All agreed the standard is met.
- e) **View maintenance from existing properties:** All agreed the view is unaffected.
- f) **Jurisdiction for review:** The Planning Commission is reviewing this application because the lot width at the shoreline exceeds 120 feet.

Sue Barr motioned to approve Maureen Parker's application for John and Laurel McAteer for a Walloon Lake Shoreline Protection Overlay District permit at 00749 South Shore Drive (Property ID # 15-010-500-003-00) as presented in an application dated 11/6/2017, a landscape plan by Maureen Parker, Landscape Architect dated 11/6/2017, and an accompanying detailed inventory and project description report. This approval is based on a review of data requirements and site plan review standards provided in the Melrose Township Zoning ordinance. 2nd by Bob Bourassa. All ayes, motion carried.

B. Boyne Country Farms (Tom Mahaney) Site Plan at 05325 US131 (Property ID # 15-010-005-015-40 and 15-010-005-015-70)

Randy described the proposal to construct a winery with planted vines, a barn-style tasting room, and outdoor patio on two parcels comprising approximately 25 acres. The two parcels were created as a result of a land division in 2009, with both parcels being accessible from a private road (West Pasture Drive) off Country Club Road and the easterly parcel (15-010-005-015-40) also fronting on US131. The proposed use is allowed in the Agricultural zoning district and is granted additional relief by the State Right-to-Farm Act. MDOT has already issued a driveway permit for access from US131 on the north side of Short's Hill. The application is before the Planning Commission for a Site Plan review as the proposal represents a change in land use.

Applicant Tom Mahaney stated approximately one half of the property would be planted with vines. Randy noted Fire Chief Dennis Howard's request that West Pasture Drive be maintained and improved as necessary to provide access for emergency vehicle access. Bart asked if this private drive is deeded as a legal access. Tom Mahaney responded that it is, and will connect with the proposed new access off US131.

Tom noted this is the second winery project he is pursuing, with his first now-completed project being in Wilson Township. He then provided pictures of the Wilson Township

Approved

project and indicated the look would be similar. Bart noted our Master Plan's emphasis on this general area as a gateway to our community, and expressed appreciation for having photographs to show how this development will look. Bart then asked if the overall look would be a factor for issuance of a zoning permit, and Randy stated the aesthetics would be considered.

The Planning Commission then considered the application's conformance to site-plan standards in Section 11.4 of the Zoning Ordinance.

1. **Harmonious with topography and surrounding property:** All agreed.
2. **Preservation of landscape:** Brush will be cleared but standard is met.
3. **Drainage and storm water control:** A permit is required under the Township's Uniform Storm Water Control Ordinance before a building permit can be issued.
4. **Visual and sound privacy provisions:** Not required – no residential use.
5. **Accessibility by emergency vehicles:** Deeded access to West Pasture Drive and new entrance off US131 provides required access.
6. **Structure access:** All agreed the standard is met.
7. **Pedestrian access isolated from vehicles:** All agreed the standard is met.
8. **Screening of storage and trash:** Not addressed in the plan, but any outside trash storage will have to be visibly screened.
9. **Exterior lighting:** Bart emphasized a need to avoid bright lighting in the vicinity of US131 that would negatively affect vehicle traffic and to evaluate the lighting plan before a zoning permit is issued.
10. **Approaches to paved public roads:** MDOT will require the approach to US131 be paved. The rest will be gravel.
11. **Arrangement of vehicle and pedestrian ways:** All agreed the standard is met.
12. through 16: Not applicable to this application.
17. **Conformance to other requirements:** Pending.

Bart stated the plan identifies the proposed structure height as 32 feet. He noted our regulations provide a maximum height of 35 feet that cannot be exceeded. He also noted on-site food sales are limited to that allowed under the Right-to-Farm Act.

Bart Wangeman motioned to approve a Site Plan application submitted by Tom Mahaney for Boyne Country Farms Winery to construct a 40' by 60' barn-style tasting room and outdoor patio at 05352 US131 North (Property ID # 15-010-005-015-40 and -70) as presented in an application package dated 11/9/2017. This approval is based on a review of site-plan standards in Section 11.4 of the Zoning Ordinance. 2nd by Bob Bourassa. All ayes, motion carried.

C. DeAscentis Application for a Walloon Lake Shoreline Protection Overlay District Permit at 00769 South Shore Drive (Property ID # 15-010-500-005-00)

Randy noted this property is just to the west of the McAteer property that received a Walloon Lake Shoreline Protection Overlay District Permit (WLSPOD) earlier in this meeting. Landscape Architect Maureen Parker provided an overview of the proposal, noting the addition of 54 new trees to replace existing scrub and dead vegetation. Bart noted the steep topography in an area identified for terracing. Maureen stated the proposed home has been moved back to accommodate this condition.

Site Plan Data Required:

Following a review of the application package the Planning Commission concluded all required data has been provided by the applicant.

Site Plan Approval Standards:

- a) **Preservation of Natural Habitat:** All agreed the standard is met.
- b) **Erosion and Sedimentation Prevention:** All agreed the standard is met and conformance will be monitored by the County and Zoning Administrator.
- c) **Natural character of shoreline is maintained:** Removal and replacement is well-documented in the plan and appears to meet minimum requirements, while adding a significant number of plantings.
- d) **Site development fitted to topography:** All agreed the standard is met.
- e) **View maintenance from existing properties:** All agreed the view is unaffected and Randy noted the setbacks are consistent with neighboring properties.
- f) **Jurisdiction for review:** The Planning Commission is reviewing this application because the lot width at the shoreline exceeds 120 feet.

Bob Bourassa motioned to approve an application for John DeAscentis for a Walloon Lake Shoreline Protection Overlay District permit at 00769 South Shore Drive (Property ID # 15-010-500-005-00) as presented in an application and landscape plan by Maureen Parker, Landscape Architect dated 11/10/2017, and an accompanying detailed inventory and project description report. This approval is based on a review of data requirements and site plan review standards provided in the Melrose Township Zoning ordinance. 2nd by Sue Barr. All ayes, motion carried.

V. UNFINISHED BUSINESS

A. Ag District Minimum Lot Size Discussion – Tabled to our next meeting.

VI. OTHER COMMUNICATIONS / REPORTS - Randy reported a large number of applications and permits processed this year.

VII. PLANNING COMMISSIONER COMMENTS - None offered.

VIII. CITIZEN COMMENTS – None offered.

IX. NEXT REGULAR MEETING –Monday, **January 22, 2018** at **5:30 PM**.

X. ADJOURNMENT - The meeting was adjourned at 7:10 PM.

Prepared by:

Planning Commission Approval by:

Tom Mackie, Recording Secretary

Sue Barr, Secretary

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