

**Melrose Township Planning Commission Minutes  
Melrose Township Hall  
Regular Meeting of September 26, 2016**

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

**A. Call to Order:** Chair Bart Wangeman called the meeting to order at 7:02 PM.

**B. Members present:** Bart Wangeman, Phyllis Cotanche, and Bob Bourassa.

**C. Members absent:** Bob Marquardt (excused).

**D. Also Present:** Citizens per attached sign-in sheet

**E. Staff present:**

Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

**II. APPROVAL OF AGENDA**

The proposed meeting agenda was approved by consensus.

**III. APPROVAL OF MINUTES**

Phyllis Cotanche motioned, Bob Bourassa seconded, to approve the July 25, 2016 regular meeting minutes as presented. All ayes, motion carried.

**IV. UNFINISHED BUSINESS**

**A. Presentation regarding 2 potential Village housing projects**

**1. "Pocket Neighborhood" east of existing parking lot.**

Randy introduced a "Pocket neighborhood" housing concept for the village proposed by Jonathon Borisch and located east of the Boat Launch and private parking lots. Randy and Jonathon previously met to discuss issues relevant to zoning regulations and Jonathon is present tonight to provide additional details.

Jonathon identified the area of proposed development, and described the project as providing eight 2 to 3 bedroom houses with attached garages, and arranged to provide a common front yard in a "Walkable" neighborhood. He noted the development area represents three different zoning districts (Ag, Residential, and Commercial) and suggested a P.U.D. approach would work. He also noted a first floor residential use is only prohibited in the Commercial district if located on a main road; and is permissible for back-lots. He suggested the immediate question is whether or not the Planning Commission considers housing to be an appropriate use for the this area.

Randy noted a P.U.D. approach can be quite complex and requires a more detailed review than a site-plan. At least one Public Hearing is required and review would be subject to specific P.U.D. standards, and conditions may be

established to provide for what is best for the community. A minimum of 2 acres are needed with a 50 foot perimeter for this non mixed-use proposal.

Bart then asked for Planning Commissioner comments and Bob asked if driveway access would be provided through the existing private parking lot. Jonathon responded this would likely be the case.

Bart then asked for citizen comments. Philo Lange asked if consideration has been given to issues including zoning, wetlands, utilities, and any necessary Township financial commitment. Randy responded these are important issues that would be addressed at a public hearing if and when an application is submitted. Jonathon added he has already considered all these issues and does not believe any one of them would prevent this project from proceeding. He suggested the wetland area is to the south, although an official engineering study has yet to be performed.

Carol Hopcraft expressed concern for several old-growth trees and an abandoned sewer mound in the area. She also asked if it would be feasible to provide vehicle access through church property to the east. Randy and Jonathon both responded proposed homes would utilize the public sewer system and the abandoned mound system would not be used. Accessing this area from the east is not practical because the church owns this property, and the Township does not want a 2nd access to M-75 highway that would encourage use by through-traffic.

Bart asked for Planning Commissioner opinions on pursuing this "Pocket neighborhood" concept. Phillis suggested the preliminary ideas are preferable to earlier proposals. Bob stated he has no problem with the ideas presented so far. Randy indicated the concept fits with zoning and the community, but this is a preliminary overview and a more detailed review is necessary. Bart stated there appears to be a consensus this project is worth considering further in a preliminary hearing.

## **2. Multiple Use (Housing and Storage) in the Snake Pit.**

Jonathon noted our Master Plan provides for leaving this area as it presently is and current Forest Conservation zoning does not support additional development. The proposal is for a multi-purpose building that would provide 10 separate apartments for seasonal (summer) laborers and winter boat storage to make the project financially viable. Another parcel behind the blue storage/maintenance building, which is directly behind the Village General Store may provide an alternative to the Snake Pit area. Wetlands in this area is an issue, although an agreement with the DNR may be possible.

Pamela Boundy asked where the Snake Pit property is located and how parking would be provided. Randy identified the parcel on a paper map, and Jonathon indicated there is substantial space on the property, although access has not yet been determined. Randy noted the parcel behind the General Store is in the Ag district and the proposed use could be allowed as a Special Use. Bart asked for additional comment but none was offered.

*Approved*

Bart then asked for Planning Commissioner comment. Bob asked for clarification of the alternative location and Jonathon identified the parcel on a map. Pamela Boundy noted she owns one of the condominiums west of M-75 and expressed concern for too many people and too much traffic in this upscale area. She suggested that summer laborers be housed somewhere else.

Philo Lange suggested this area was never developed because it would be too costly and the Planning Commission would have to do their homework to insure that wetland and other issues are properly addressed. Otherwise, he has heard nothing tonight to concern him.

Lucia Oelz stated she has trouble visualizing a multi-use building and would like to see a more detailed plan. Philo Lange indicated he appreciates what Jonathon is trying to accomplish, but it is something new and uncharted and deserves adequate discussion.

Carol Hopcraft asked how access would be provided to this alternative site. Jonathon responded vehicles would likely travel through the parking lot south of the General Store and enter the area south of the blue building. Pamela Boundy indicated this parking lot is where delivery trucks come in and is quite congested.

Bart asked for additional Planning Commissioner comment. Phyllis stated some recent public comment is not really relevant to the Zoning Ordinance or Planning Commission but she understands their concern. Bob indicated a more detailed plan is worth considering. Bart stated he believes we have a duty to give consideration to any plan an applicant is willing to present.

**V. NEW BUSINESS - None**

**VI. OTHER COMMUNICATIONS / REPORTS**

Randy announced that Charlevoix County is planning additional evening educational meetings. He will advise everyone when more information is available.

Susan Barr and Lucia Oelz are in attendance at tonight's meeting and may be interested in applying for the open Planning Commission position.

**VII. PLANNING COMMISSIONER COMMENTS - None**

**VIII. CITIZEN COMMENTS - None.**

**IX. NEXT MEETING - Monday, October 24th, 2016**

**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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Bob Bourassa, Secretary

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