Call to Order – Meeting called to order at 7:00 P.M.

Pledge of Allegiance – by all present

Roll Call – Member Reibel-present, Member Dotson-present, Chairman Kolka-present, Vice Chairman Vermeeesch-excused absence, Secretary Warner-present. Planner John Iacoangeli also present.

Approval of Agenda- Warner asked to amend Old Business to include discussing burm at AM Manufacturing property and ZA Overton asked to add discussion of rezoning Wagner property to Old Business. MM by Warner to approve the amended agenda, 2nd by Reibel. Motion carried 4-0

Conflict of Interest – none noted.

Public Comment – None

Approval of July 13, 2020 Meeting Minutes – MM by Warner to approve July 13, 2020 Meeting Minutes, 2nd by Dotson. Motion carried to approve Minutes 4-0.

Zoning Administrator’s Report – Read by Planner and available on Township Web Site.

New Business –
Cleland Special Use Permit-
Planner gave report on application and said PC can schedule Public Hearing for the application for the Special Use Permit for a Special Events Barn including camping. PC had questions on the camping portion of the application stating camping must be part of the event so if there is a weekend without an event then camping is not allowed. ZA stated that was addressed with the applicant. MM by Reibel to have Public Hearing at the September 14, 2020 PC Meeting for the Special Use Permit application from Scott & Sherry Cleland for a S.U.P. for a Special Events Barn including camping, 2nd by Warner. Motion carried to approve 4-0. ZA will post notice of Public Hearing.

Hillier application to combine two lots on Lake Shore Drive -
Discussion on application submitted by Jay and Pamela Hillier to combine two platted lots on Lake Shore Drive, Clipperview Subdivision. Combining parcels 15-011-150-044 and 15-011-150-045 which has an address of 4553 Lake Shore Drive. This is zoned Low Density R-1. Kolka went through application requirements. This combination is not restricted by the association. MM by Warner to combine parcels per the application submitted by Jay and Pamela Hillier as it shows all the applications requirements are met, 2nd by Reibel. Motion carried to approve 4-0.
Township Park Beach Access Control-
Discussion on the increased activity at the Norwood Township Park. A lot of the rules that are posted at the park are not being upheld. Question on whether PC should step up but this is a Police Power Ordinance so it is not a PC issue. Planner drafted and ordinance to address this issue but already a Police Power so neither ZA or PC can enforce.

Supervisor Ridenour, attending meeting and stated that the park is on the internet and the web site so it has become very popular lately. Ridenour is hoping the new Township Hall will have a presence and there will be security cameras to police anyone that is not following park rules. Ridenour gave examples of some of the problems there have been at the park and stated he has had meetings with Michigan State Police and Sheriff’s Department on policing the park more. Ridenour is also going to speak to the Township Attorney on any liability issues that may arise.

There was further discussion that the sign needs to state that if any rules are broken then there will be an infraction to those breaking the rules.

Old Business –
Master Plan-
Planner said that PC can use their Survey Monkey to send out to update Master Plan survey. Supervisor Ridenour asked that restoring the Preservation of the Village and Watershed assessment be added to the Survey for the Master Plan. This will go on the September Agenda.

Zoning Map from Charlevoix County-
Recording Secretary Jones and ZA Overton met with Keirsten Stark with the County Planner’s office on July 25, 2020 to review the Zoning Map for the Township. Jones reported that the most recent map is from 2014, however, the map that is in the latest version of the Ordinance is from 2012 so the Ordinance needs to be amended to update to the 2014 map. There does need to be a Public Hearing to do this but the PC wants to make sure any updates since 2014 are incorporated into the map before there is a Public hearing. Jones stated she will meet again with Stark to work on these updates.

St. Mary’s Cement Tour-
Kolka stated he has not heard back from St Mary’s regarding the tour.

Recreation Committee-
Dotson and Kolka will discuss further before next meeting

Property Maintenance Issue-
Beisel property is being restored to its natural state. Discussion by PC stating if there is no formal complaint then there is nothing in ordinance stating this cannot be done. If this falls under a Police Power Ordinance then it will be a Township Board Issue.

AM Manufacturing Burm-
The Conditional Rezoning stated there must be a 10’ berm and the landscape does not appear to include this berm. PC discussed that there must be a time frame to get done and this must be specified to Alex Mitchell, Owner of AM Mfg. The Conditional Rezoning can be amended and then if conditions are not met then it can be zoned back to Agriculture and then it would be non-conforming. The PC stated he needs to follow his plan and the ZA needs to follow up.
Planner suggested assigning performance guarantees for any future conditions.
There was also a discussion on the adjoining lot being used for the company that is contracting to install the Natural Gas lines. Alex Mitchell gave contractor permission to use and stated there was no exchange of funds. Cedarview neighbors have submitted complaints about traffic going in and out and the unsightly equipment being kept there. ZA has contacted the contractor and they stated they will be there until sometime in November so it is a temporary situation. PC felt there is nothing that needs to be done at this time since only temporary.

Non-Conforming Use Complaint for Noirot/Charlevoix Home Town Rentals and change of use Issues-
Discussion on land locked parcel within the Village that has a mobile home rental on it. Question on long term or short term rental and it was determined it was a long term rental. Since long term rental then there does not need to be change of use. ZA will contact rental company to let them know there has been a complaint filed and this has also been filed with the Sheriff’s Department.

Wagner Rezoning-
ZA stated he found out from the County Planner’s office that any member of the Planning Commission or the ZA can file an application to rezone if felt in best interest of the property owner. ZA felt it he would like to pursue this for the Wagners to rezone property to Ag. PC discussed and stated if the landowner wants to rezone then they should apply and then it can be determined if fee would be assessed.

**Communications** – None

**Next Planning Commission meeting will be September 14, 2020. The meeting site will be posted on the Township Web Site when it is determined what COVID-19 protocol will be at that time.**

**Public Comment** – None

**Meeting Adjourned at 8:40 p.m.**

Submitted by Shari M. Jones, Recording Secretary