

Bear Creek Township Planning Commission Meeting  
November 28, 2018  
Called to order at 7:16 p.m.  
Roll Call: Mays, Stringer, Urman, Haven, Coveyou, Brown, Olliffe,

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**Approval of Minutes:** Minutes from our last regular meeting of October 31, 2018

**Motion** by Olliffe and seconded by Coveyou to approve minutes. Approved

**Approval of Minutes:** Minutes from the Joint meeting of Bear Creek Township and Planning Commission on November 13, 2018.

**Motion** by Brown and seconded by Haven to approve minutes. Approved

**Case PSPR18-014:** Mike Pattullo of Shoreline Architecture for 4 Leavys LLC, Site Plan Review – Amendment, Retail and Parking, 1922 Harbor-Petoskey Rd, Section 27, Bear Creek Township.

The old Brown Motors building now is B May Bags, would like to divide existing building into multi-tenant retail use and expand parking.

MDOT would control driveways off M119 and Emmet County Rd Commission would control driveways off Hiawatha Trail. 4 Leavys LLC would like to add a driveway and bring them all up to commercial code. These plans also need to go the Sign and Lighting Commission. The overflow lot in the back would be used for a car dealer to park some cars and an electrician to park his company vans at night, this would keep parking away from retail parking. B May Bags will keep main part of the building that they use now. Not shown on the plans are outdoor selling/display areas.

Driveways need to be looked into for upgrades and traffic use limiting the number of driveways to 1 on M119 and on Hiawatha Trail for safety and traffic concerns. MDOT and applicant need to discuss these issues.

Another concern is sidewalks and markings for pedestrian/bike traffic and safety.

There is a back bay door that would be kept for deliveries so keep truck traffic away from parking, pedestrian and bike traffic.

**Motion:** by Mays to table and send back for revised site plan with:

1. 1 drive on M119 and 1 on Hiawatha,
2. Outdoor display areas marked,
3. Walkways or sidewalks for pedestrian safety,
4. Bike path, bike parking,
5. Cut back parking spaces to maximum of 83 sites,
6. Sealed drainage plan,
7. Landscaping plan with a possible buffer to neighbor,
8. Driveways brought up to commercial standards

**Roll Call:** Olliffe, Brown, Coveyou, Haven, Urman, Stringer, Mays - Yes  
- No

Motion passed 7 to 0

Will come back to Board on December 19, 2018 then could go on to Emmet County Commission in January 2019.

Client can submit new plans 1 week prior to December 19<sup>th</sup> meeting.

**Other Business:** 1. Proposed Text Amendment-L'Arbre Croche. Tammy still working on this.

2. Enforcement Report- 6 older issues. Tammy working on these.

3. 2019 Calendar meeting dates and times. Approved as presented.

4. December 2018 meeting moved from 26<sup>th</sup> to the 19<sup>th</sup>.

5. Recreational Marijuana passed at the state level, each Township has the option to opt in or opt out. Opting out is for no commercial sales, growing, trucking or any other part of the commercial business.

**Motion:** by Mays to recommend to the Bear Creek Township Board that they opt out of this commercial operation, second by Brown. Passed 7 to 0.

All Board members were given a copy of Section 26.50 Accessory Uses on Commercial Farms  
Draft #7

**Adjournment:** 8:55.

Respectfully submitted:

Anita Stringer  
Clerk

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Recording Secretary