

**Bear Creek Township Planning Commission Meeting**  
**July 31, 2019**

- I. Called to order at: 7:15 p.m.
- II. **Roll Call:** Mays, Kendziorski, Urman, Coveyou, Brown, Olliffe
  - a. Absent: Haven
- III. **Others in Attendance:** Tammy Doernenburg from Emmet County, Steve Shuman, David McBride, and Bill Steffel
- IV. **Pledge of Allegiance**
- V. **Approval of Minutes**
  - a. **Motion** by Mays to approve the minutes from the Joint Board and Planning Commission meeting of June 26, 2019, 2<sup>nd</sup> by Olliffe.

**Passed-Unanimous**
  - b. **Motion** by Mays to approve the minutes of the Regular Planning Commission Meeting of June 26, 2019, 2<sup>nd</sup> by Coveyou.

**Passed- Unanimous**
- VI. Introduction of Emma Kendziorski, new Planning Commission member and Bear Creek Township Clerk.
- VII. **Case PREZN19-03: McBride Development (Flynn & Behan owners), REZONING-R-2 to B-2, 1597 & 1663 N US 31 Hwy, Section 27, Bear Creek Township**
  - a. **Tammy Doernenburg gave a background to the case:**
    - i. McBride Development is requesting a rezoning of 1597 & 1663 N US 31 Hwy from R-2 to B-2 (General Business). There was a PUD on these properties that was established in 2000 and renewed in 2001, but expired in 2002. The properties that would be rezoned total 10 acres. Both properties have frontage on US 31; the property levels out near the highway and drops down the further back you go on the property. Currently there are two homes on either end of the property, which are being used as rentals. There is a commercial access that has been constructed (by MDOT) on the parcel. There does appear to be some wetlands on the properties that must be considered. The surrounding parcels are R-2. Across the road on the highway there are B-2 properties, and there are also B-2 properties located across Shaw Rd. The request is consistent with the Emmet County Master Plan. MDOT has been notified, but we may not hear back from them. We have not received any public feedback regarding this request. Final approval would be with Board of Commissioners.
    - ii. Coveyou asked for clarification of the zones on the surrounding properties.
      1. Dornenburg clarified zones of surrounding properties and possible uses in those zones.
    - iii. Urman asked for clarification regarding the expired PUD.
      1. Dornenburg provided clarification.
  - b. **David McBride addressed the Planning Commission regarding these properties:**

- i. McBride has been a resident and business owner in Bear Creek Township for almost 30 years. He would like to do a small business development (with some storage units and small businesses) on these properties (1597 & 1663 N US 31 Hwy), which is why he is requesting a rezone. He does not have a site plan with a proposed layout for the properties yet, but will present one when it is developed. In regards to the wetlands, he believes there is enough dry land to make this piece of property usable. He does have a wetlands evaluator who is working with him; from her initial evaluation, she believes there is quite a bit of potential for this property.

**c. Questions from the Planning Commission:**

- i. Mays questioned if the property behind would be rezoned and developed as well.
  - 1. McBride clarified that this is owned by another individual.
- ii. Mays asked where consumers would access the property- Shaw Rd or the highway?
  - 1. Dornenburg confirmed there are options... the property could be accessed from either road. We can work with MDOT and there should be no issues in regards to road access to the property.
  - 2. McBride stated he has been in contact with the owner of the neighboring property and is sure they will have no problem coming to an agreement regarding road access. He has also been in contact with MDOT... as of now they do not see any issues regarding road access to the property.
- iii. Coveyou asked about the two houses on either end of the property.
  - 1. McBride clarified that both houses are rentals with no long-term plans at the current moment.
- iv. Brown asked about a timeframe... would construction start soon?
  - 1. McBride clarified this project would not be starting anytime soon.

**d. Board Discussion:**

- i. Board discussed possible options regarding access to the property. Shaw Rd seems to be the best option at this point.
- ii. Coveyou recommended a PUD and feels strongly that a PUD is extremely important to this case.
  - 1. Urman and Dornenburg both clarified that there still needs to be a rezone with a PUD.
- iii. Coveyou asked about the zones for surrounding properties... if they are R-2 now, are we planning to change those as well?
  - 2. Dornenburg clarified that across the highway there are no residential uses.
  - 3. Mays suggest that rather than spot-zoning, we rezone the other areas around this property to B-2 as well.
- iii. Dornenburg clarified a PUD would limit the property owner in this situation- 50' setbacks and property owner would have to list specific uses for the properties.

**e. Clarification from McBride:**

- i. McBride confirmed that it is not within his vision to have lots of housing mixed in with the business development. He said that in the future, when he brings a site plan to Dornenburg, he would be willing to turn to a PUD if needed. He clarified that the two residential properties will most likely not stay residential for long.

f. **Final Thoughts from the Planning Commission:**

- i. Urman stated that ultimately, this rezone would go along with Emmet County's Master Plan. Olliffe agreed.

- g. **Motion** by Mays to APPROVE PREZN19-03, McBride Development for Rezoning from R-2 General Residential to B-2 General Business on property owned by Behan and Flynn located at 1597 & 1663 N US 31 Hwy, Section 27, Bear Creek Township, tax parcels 24-01-16-27-400-029 & 400-030, as proposed on the zoning map dated Received Jul 5, 2019 because the standards for rezoning have been met. The proposed rezoning is consistent with the Emmet County Master Plan, the uses are consistent with surrounding uses, there would not be an adverse impact on surrounding properties, and it would not create a deterrent to the improvement of adjacent properties. 2<sup>nd</sup> by Brown.

- i. Roll Call: Mays, Urman, Brown, Olliffe, Coveyou, Kendziorski

- 1. Yes- Mays, Urman, Brown, Olliffe, Kendziorski
- 2. No-Coveyou
- 3. Absent: Haven

**Passed**

VIII. **Public Comments:** Bill Steffel agrees with what was approved.

IX. **Enforcement Report:**

- a. Board discussed the attached Enforcement Report.

X. **Other Business:**

- a. Dornenburg stated that they are discussing the housing density and minimum floor area at the county level at the upcoming meeting. They are proposing 500 ft<sup>2</sup> as the new minimum and reducing lot width and area. If the change is proposed, it will come back to the Planning Commission for a formal request for review.

XI. **Next Meeting:** August 28, 2019, 7:15 p.m.

XII. Adjournment: 8:10 p.m.

Respectfully Submitted,

Emma Kendziorski, Bear Creek Township Clerk