

Bear Creek Township Planning Commission Meeting
October 26, 2022

I. Called to order: 6:30p.m.

II. Roll Call: Brown, Haven, Radatovich, Gunderson, Mays, Kargol

a. Absent: Cyphert

b. Staff in Attendance: Tammy Doernenburg

III. Pledge of Allegiance

IV. Approval of Minutes

Motion by Mays to approve the minutes of the September 28, 2022 meeting. 2nd by Kargol.

Passed

V. Case PPUDP22-02 Coseo Properties, Inc, PLANNED UNIT DEVELOPMENT- RESIDENTIAL OVERLAY, 2287

Anderson Rd and 2404 US 131 Hwy

Applicant requested postponement of this case

VI. Case PSUP22-021 Barb Daniel (Friendship Centers of Emmet County), PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT-1 & SITE PLAN REVIEW- Amendment- Outdoor Vendor, 1322 Anderson Rd, Bear Creek Township (returned by Township Board for further review with updated plan)

Tammy Doernenburg gave a background on this case:

Doernenburg shared that this property is part of a PUD overlay and is 4.73 acres (the entire PUD is 33.5 acres). It is surrounded by residential uses on all sides and is accessed from Anderson Rd. The proposal is to amend the PUD to allow for a farm market and to approve the site plan. The applicant has provided an updated site plan with delineated areas for vendors (up to 21 vendors). The parking for vendors would be behind the building. The proposal is for up to two food trucks. Parking standards are met. There are no new buildings proposed.

Radatovich asked if the 21 vendors includes the food trucks. Doernenburg clarified that it would be 21 vendors plus two additional food trucks. In addition, any trailers in the designated area after the two food trucks. Barb Daniel noted that there would be a space for trailers, plus the 21 vendors in front of the building.

Mays asked if this would only be on Saturdays. Daniel agreed and noted that if the Friendship Center was open on a Saturday, that they would cancel the market.

Brown asked if they ever had 21 vendors and if they would fit. Daniel noted that the most they have ever had was 18, but 21 would fit. Vendors call ahead of time to let them know that they are coming. It is first come first serve.

Kargol asked if there is a benefit to the Friendship Center. Daniel noted that they do donations to the Friendship Center and are also helping them this year with a raffle/auction.

Keiser asked the number of trailer vendors. There is not a set number of trailers, just however many can fit in the designated area after the two food trucks.

Public Comment: None

Motion by Radatovich to **approve** Case #PSUP22-021, Barb Daniels for the Friendship Center for an amendment to the Preliminary and Final Planned Unit Development & Site Plan to allow outdoor vendors to be located at 1322 Anderson Road, Section 7, of Bear Creek Township, tax identification number 01-19-07-150-025, as shown on the site plan dated received October 10, 2022 because the standards of Articles 17, 20, 21, and 22 have been met based on the facts presented in this case, the use is consistent with uses in the vicinity, and on condition that the outdoor vendors only be present on Saturdays the last weekend of May to the last weekend of October, and only located as shown on the plan, maintaining the required setbacks and that the market would not be open when the Friendship Center is open, that the hours of operation be from 8am-4pm (this includes set up and clean up), and to allow up to 21 vendors (with or without a tent, within the designated areas) plus 2 food trucks (within designated area). Trailer vendors may be allowed in the designated area with remaining space after the maximum of 2 food trucks. Also to remove the notation of "26 max" on the site plan. 2nd by Mays.

Roll Call: Mays, Brown, Radatovich, Haven, Gunderson, Kargol

Yes: Mays, Brown, Radatovich, Haven, Gunderson, Kargol

Absent: Cyphert

Passed

VII. Public Comments:

Ben Manthei shared an update on Pine Pond. They have spent the last year working on state level approvals and have made a lot of progress. They have drained the pond down and are clearing on the south side. They are also working to finalize floor plans and have been working with manufacturing companies. There will be three levels of units, divided into thirds: starter homes, mid-level homes, and lake lots. These will be small 3 bed, 2 bath homes. It is a double wide with a garage, awning, or mudroom in between. They have been discussing with businesses in the area, but have not made any sales yet because they need to get final pricing. They are looking to do about 20-24 homes a year. These would be market priced homes with discounts for their full-time employees. Once the permitting

is complete, they are hoping to start work within this month, with the substantial work to start in the spring. Interest rates are climbing, but the manufacturing companies seem to have more availability and are willing to work with them.

Mays asked if they were planning to put in park models. Manthei noted that they are still planning to put in some RVs to get them going. Some will be rented monthly for summer help. Under RV code, they can only be open 6 months a year.

Kargol asked if they have their own engineers in house. Manthei noted that they have been working with Benchmark Engineering. They are on track, and wanted to come to the Planning Commission to give an annual update, to honor what they agreed to last year. They will not be able to solve all levels of workforce housing, but can do about 3 levels.

VIII. Other Business:

Site Plan(s) approved administratively- Goodwill Industries, 2154 Anderson Rd

Doernenburg shared that Goodwill is proposing to build next to Belle Tire. They have already purchased the property and it is within the consent judgement. They have a few things that they are planning to address on their site plan.

Brown noted that their current location at Bear Creek Plaza will likely fill quickly.

APA Michigan Planner

Radatovich shared a Michigan Planner magazine. A township board member wanted to consider a membership to the Michigan chapter of the APA. We have several memberships already that also offer trainings, such as MTA and MSU extensions.

Doernenburg noted that the county has a partnership with MSU extensions. If there are any trainings we want to see, we could work it out to host it here.

Keiser explained that the board is supportive of the needs of the Planning Commission, including trainings.

Doernenburg shared that Mary Reilly, the MSU extension coordinator, sends out monthly newsletters with court cases that are related to Planning and Zoning.

Kargol noted that other states seem to be able to build new housing. Keiser explained that without government subsidies, housing is nearly impossible. Doernenburg noted that Bear Creek doesn't score high enough to compete for MISDHA funding.

IX. Next Meeting: November 30, 2022

X. Adjournment: 7:17p.m.

Respectfully Submitted,

Emma Radatovich

Emma Radatovich, Bear Creek Township Clerk

Jim Kargol, Recording Secretary