

Matt Wieber, Chair
Bruce Wildie, secretary
Jason Barnard, Zoning Administrator
Mary Pitcher, Assistant Zoning Administrator

Robb Bollenberg, Vice Chair
Tim Flynn, Member
Jim Sheets, member

WEST BENZIE JOINT PLANNING COMMISSION

BENZONIA TOWNSHIP HALL

REGULAR MEETING

November 2, 2023

ACCEPTED 12/7/2023

CALL TO ORDER- Call to order at 6:00 p.m. by Chairman Wieber

ROLL CALL- In attendance: Flynn, Bollenberg, Wildie, Wieber; excused Jim Sheets (Deceased). Also in attendance:

Zoning Administrator Barnard

Assistant Administrator Mary Pitcher

PUBLIC PRESENT- 15

AGENDA- A **Motion** by Flynn, **Support** by Bollenberg to accept the agenda as presented; motion carried, all ayes.

MINUTES- A **Motion** by **Bollenberg** Support by **Flynn** to accept minutes from September 7 2023 regular meeting; motion carried, all ayes

PUBLIC INPUT

Mary Ferens Benzonia Township- read a statement representing herself and Crystal Lake Watershed requesting public inspection of the requirements from the March 15, 2023 meeting.

OLD BUSINESS

1. Sunkissed Hills update- ZA states the WADE TRIM final report of the site plan has been received and is presented to the commission for review. The engineer report reflects the private access road needs to be widened and intermittent ditching to be in full compliance with zoning requirements. Recommendations from the attorney to A.) assess the percentage of the removal of trees on site, B.) require widening access road, additional intermittent ditching, and installation of three-foot-wide shoulders, C.) reforestation of slopes, and D.) deed restrictions to eliminate the Linda Lee Lane access. A discussion to work with a forester to receive input to assure

compliance, and a performance bond requirement to ensure compliance. A discussion to use June 1, 2024 as the compliance deadline. A **MOTION** by Wieber, **SUPPORT** by Wildie to conditionally approve the private road with the following conditions:

- A. Planting of a variety of native hardwood and conifer trees and shrubs. Species list and planting density to be approved by the Township in consultation with the Benzie Conservation District or certified forester. Restoration of vegetation to be implemented by June 1 2024 and maintained for 5 years. Percentage of land cleared and vegetation restoration calculations to be determined by a qualified engineer and appropriate restoration plan to be determined by forester.
- B. The developer agrees that the residences which are to accessed under this permit exclusively accessed by the private road, and that no vehicular access to the residences will be allowed across Linda Lee Lane, to be enforced by including such a deed restriction upon sale.
- C. Reconstruct the existing 775' feet private road known as "Sunkissed Hills Road" up to the Township's standards and in compliance with the zoning ordinance.
- D. Performance Bond to cover #A and #C, which includes maintenance and enforcement.

Roll Call: Wieber- aye. Bollenberg-aye, Flynn-aye, Wildie-aye; motion carried.

NEW BUSINESS

1. Brian Chouinard- proposed storage facility at 2387 Benzie Hwy. Presented a plan to members for consideration of a Major special Land Use application. The proposal would include limited retail and storage facility.

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PUBLIC INPUT

Tom Kucera- thanked the members for the actions taken tonight.

Tom Wheeler- asked for clarification

Anne Noah- stated that the zoning administrator is responsible for the issues surrounding Sunkissed Hills.

Lisa Pyne- states concerned that the 8 conditions have not been met.

Steve Stevens – requests the members speak louder and should state an amount of the performance bond.

A MOTION to adjourn by Wieber, SUPPORT by Flynn at 7:29 pm.

Next meeting is December 7, 2023

Respectfully submitted,

Alison Michalak, recording secretary.