

Matt Wieber, Chair
Bruce Wildie, secretary
Jason Barnard, Zoning Administrator

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

WEST BENZIE JOINT PLANNING COMMISSION

BENZONIA TOWNSHIP HALL

REGULAR MEETING

MAY 4, 2023

ACCEPTED 7/6/2023

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

ROLL CALL- In attendance: Flynn, Wildie, Wieber; excused Sheets and Bollenberg. Also in attendance:

Zoning Administrator Barnard.

John Gallagher- Sunkissed Hills

PUBLIC PRESENT- 13

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

MINUTES- **MOTION** by Wildie, **SUPPORT** by Flynn to accept minutes as presented from the April 6, 2023 meeting; motion carried, all ayes.

PUBLIC INPUT

Sue Brown from the Crystal Lake Watershed Association passed out a statement and read aloud.

Steve Stevens member of Crystal Lake Watershed commission agrees with the statement from Sue Brown.

Anne Noah references that the revegetation in place does not reflect the requirements of the zoning language.

Robin Talsma- the new revised advertising on shows walkways and paved surfaces; Quieries how the runoff will be handled;

Ginger Wolshied- Asked what is being done with the wetlands east of the Sunkissed property.

OLD BUSINESS

Jon Gallagher- Sunkissed Hills Manager- Compliance updates

Reviewed the 8 items of compliance. Stated they have not been able to provide engineered plans, waiting on the engineer. There is an updated soil and erosion permit in place issued by the county. The road maintenance agreement is being updated. EGLE has inspected the site on 4/13 and is satisfied with the remediation to date. The super silt fence is delayed because of this last weeks' weather. 2 areas of clean up from the runoff cannot be addressed until the ground dries out. Wieber asked if compliance will be met by May 15- Gallagher states will have all information by May 15. Wieber states May 1 deadline has passed. Wieber asked if the standard silt fence has been breached- answered no by Gallagher. Gallagher states they do have a contract with an Engineer who has all the pertinent data. Without Plans received the developer is not in compliance; A **MOTION** by Wieber to extend by 2 weeks (May 18) to receive the engineered plans, 1 week on the Super Silt fence and wetland remediation (May 11), and complete compliance with all 8 requirements by June 15 2023; If compliance is not met, residential use of the permitted drive will be denied; **SUPPORT** by Flynn, Motion carried, Wieber-aye, Flynn-aye, Wildie Aye.

PUBLIC HEARING

Major Special Land Use application
Commercial storage on Fox Lane C-1 District

Wieber opened public hearing at 6:28 pm. A review by all members of the application, engineered plans and renderings. The applicant reviewed the project. The members agreed that the documents are in order.

A **MOTION** by Wieber **SUPPORT** by Wildie to approve application for the Storage units Permit #**MaSLUP2023-01**; Motion carried all ayes Roll Call Wieber-aye, Wildie-aye, Flynn-aye.

Correspondence- none

PUBLIC INPUT

Sue Brown CLWA- stated the Association is looking to resolve this issue and no malice intended to the Commission.

Cathy Bozemar(?)- wants landscape plans made available. States developer is in violation of Article 22 (north and east side of property).

Anne Noah-requests minutes be published on the Townships' webpage. Stated that minutes should be sent to all permitting agencies involved to keep everyone apprised of the current status. Trouble getting the minutes makes it look like the Commission is not being transparent to the public.

Shaun Johnson- walked the Benzie Trail at the site and stated that a trench is running under the trail and the wetland has been damaged.

Barry Hahn- asked for clarification on the timeline extension as the motion reflected.

Next meeting is June 1, 2023

A **MOTION** to adjourn by Wildie, SUPPORT by Flynn at 6:50 pm

Respectfully submitted,

Alison Michalak, recording secretary.