

Republic Township Planning Commission
Minutes of July 14, 2014 Meeting

Final

- 1) Call to order at 7:00 pm by Chairman Brennan
- 2) Roll Call: James Brennan, Tom Fitzpatrick, Terry Knapp, John Kraft, And Zoning Administrator Dan Mitchell present. Stacy Davis absent.
- 3) Approval of Agenda: Motion by J. Brennan to move #9 to the #6 position to accommodate the members of the public who were here for that issue. Motion seconded by J. Kraft. All were in favor. Motion passed.
- 4) Approval of minutes of June 9 meeting: Motion to approve made by T. Knapp. Seconded by Tom Fitzpatrick. All were in favor. Motion passed.
Approval of minutes of public hearing on June 30: Dan Mitchell pointed out the need for correction of these minutes.
Motion to table approval of minutes until corrected was made by J. Brennan. This was seconded by J. Kraft. All were in favor. Motion passed.
- 5) Public comments on agenda items:
~~Don~~ (Don) Cordell: Since the camp is to be expanded beyond the 13.5 acres, is
(Little Chief Lake Road) ~~Chief L Rd.~~ to be affected? He was also concerned about the
buildings not yet being completed. He brought up concerns about the facility's web site. He also wondered if the camp has the money to complete the project.
Dr. Bowers: They would like to table the proposal until they have had time to consider the new conditions in the proposed permit.
T. Knapp: He wondered if (Little) Chief L. Rd. is an abandoned road or not.
Dr. Bowers: The designation on the map was supplied by their engineering firm.
Dan Mitchell: The term "abandoned" means that the county doesn't maintain it at all. He had sent the camp's lawyer a list of items that needed clarification or correction. These were land boundary or legal issues which did not affect the conditional use permit.

Since new conditions were added to the permit, he agrees that the issue should be tabled until the next meeting to give the camp time to study them.

6) Old Business:

A) Chief Lake Wilderness Camp Conditional Use Permit – amending 2009 Conditional Use Permit:

Motion made by J. Brennan to table the issue for now and wait for response from the Camp. The motion was seconded by T. Knapp. There was discussion from Dan Mitchell: He would like some time frame for the response back from the Camp.

Dr. Bowers indicated that they would respond in about 10 days.

J. Brennan moved to amend his previous motion to move the issue to the August meeting unless the Camp requests a special meeting.

The motion was seconded by ~~Dan Mitchell~~ (Terry Knapp). All were in favor. Motion passed.

Terry Knapp would like to have a cleaner site plan leaving the non- camp property descriptions off.

Dr. Bowers asked for a memo detailing what is being requested. Dan Mitchell agreed to provide it.

7) Communications: there were none

8) Committee Reports:

A) Recreation: DNR hasn't signed grant yet, so no bids can go out. The Twp. Board gave the Committee \$6000 to work with. Little League is mostly done. The handicap dock is in. The ramp has parts missing and can't operate without them. The fishing derby is this weekend.

B) Community Services: they do not meet in summer

C) RM School: out for summer

D) TIFA: The Committee had a meeting. Tina Koski and Tina Anthony will get with the Republic EDC and go to Roger. He will donate the land, dam, and fix the gates. He gets the appraised value and gets to write off half in taxes. He gets 10% each year. After 10 years, ownership would go to Republic EDC. After 6 years, the EDC

would have 60% and would have control.

E) Iron Ore Heritage Trail: We are waiting for them to come here. We have put in for a grant for the bank building. There will be \$83,000 in matching funds. The grant will give us \$25,000. We paid \$8,000, plus \$6,000 for electrical. Another \$90,000 will come from the 0.2 mil approved by the voters for 6 years. After 6 years, the Twp. will be maintaining it themselves. The people should have the say in what the area is to be called.

9) Zoning Administrator Report: (attached)

Dan Mitchell pointed out that the zoning violation was not Joel Dolfin, but was Bruce Carlson.

Motion to approve zoning administrator report made by J. Brennan. It was seconded by T. Knapp. All were in favor. Motion passed.

10) New Business:

A) Master Plan: We will be working on it this year. It needs to be done by December. CUPAD will help us.

B) Zoning Ordinance 2010-2: Dan Mitchell said this will have significant changes in it.

11) Public Comment:

12) Adjournment: Motion to adjourn by Tom F., seconded by T. Brennan. All were in favor. Motion passed. Meeting adjourned 7:43.

Marilyn Brancheau, Clerk
Terry Knapp, Trustee

Gary Johnson, Supervisor 376-8139
republicsupervisor@northpines.net

Kristina Koski, Treasurer
Tom Feldhusen, Trustee

REPUBLIC TOWNSHIP

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DATE: July 14, 2014
TO: Republic Township Board
ATTN: Ms. Marilyn Brancheau, Clerk
FROM: Dan Mitchell, Zoning Administrator
RE: Zoning Administrator's Report from June 1 to July 1, 2014

ZONING COMPLIANCE PERMITS ISSUED:

John and Irene Janofski
254 Riverside Road
Marquette MI 49855
52-12-101-008-00

Richard Troyer/Dorothy Hockaday
1288 Glectric Street
Wyandotte MI 48192
Holli Blue Road Lot #22

Aaron Wixtrom
5365 Floodwood Drive
Republic MI 49879
Garage

ZONING COMPLIANCE PERMITS DENIED:

Joel Dolfin
5049 Little Chief Lake Road

ZONING VIOLATION: ~~Joel Dolfin~~ Bruce Carlson

PLANNING COMMISSION:

Review Chief Lake Wilderness Youth Camp Conditional Use Application

ZONING BOARD OF APPEALS:

None

GENERAL:

Phone conversations with various Individuals re: zoning issues

Sincerely,
Dan J Mitchell Zoning Adminstrator

**CONDITIONAL USE PERMIT AMENDMENT REQUEST FROM CHIEF LAKE
WILDERNESS YOUTH CAMP – JULY 14, 2014**

FACTUAL FINDINGS

1. The present request is to amend the previously granted conditional use permit issued July 20, 2009.
2. The prior granted conditional use permit was for an original 13.5 acres and the current request is to add the remainder of parcel 52-12-105-006-00 and 52-12-106 -00 No other property is considered as part of the conditional use permit.
3. All prior facts established under the original conditional use permit remain, subject to the revised June 2014 business operating plan. The facts of the business operating plan are only considered to the extent they relate to use of the above referenced 2 parcels. No facts related to future or additional properties are considered herein.
4. The current letter of financial viability accompanying the business plan is too old and does not demonstrate the present ability to financially complete and use the property as proposed.
5. The Township Zoning Ordinance requires conditions to be completed within one year.
6. The previously granted conditional use permit was issued almost 5 years ago and the camp is not compliant with its timeline established in its current plan. It is in fact, far behind in this regard. Concerns exist over the failure to meet the prior timeline, that buildings remain unfinished and that there is still no operating youth camp as proposed.
7. The buffer zone with regard to the structures is currently non-compliant with the conditional use requirement. Some of the buildings are within the buffer zone.
8. Dr. Bowers indicated that the septic system will be completed by the end of the year (2014).
9. Chief Lake Wilderness Youth Camp has submitted a revised site plan showing among other things, distances of existing and planned structures to the buffer zone.
10. The Planning Commission has no jurisdiction to determine or approve that the camp property will be tax exempt.

11. The Conditional uses for the property considered by the Planning Commission are for the proposed camp.

12. Any other facts indicated by the planning Commission.

CONDITIONAL USE PERMIT APPROVAL WITH CONDITIONS FOR CHIEF LAKE WILDERNESS YOUTH CAMP --- JULY 14 ,2014

The Republic Township Planning Commission resolves to restore the prior conditional use permit of July 20 ,2009 which is currently in default and approve the amendment to include the remaining portions of parcels 52-12-105-006-00 and 52-12-106-009-00 for the proposed camp use upon the following conditions:

1. That parcels 52-12-105-006-00 and 52-12-106-009-00 be legally described and be recorded as a single parcel for zoning purposes subject to the conditional use permit.
2. All prior conditions from the original conditional use permit will continue except as otherwise revised by the present conditions.
3. The natural buffer between the campground and Chief Lake Wilderness Youth Camp will be preserved, as per the prior conditional use permit conditions and supported by the express language ('a facility buffer zone of approximately 200 feet will remain undeveloped and in its existing natural state. This undeveloped zone will not only lend to visual and sound barrier characteristics, but will leave intact, existing natural drain ways and vegetations') {Chief Lake Wilderness Youth Camp, Business Operating Plan, May 2009 Revised June 2014}. Language of the business operating plan submitted by CLWYC. The present camp structures will be exempt from this condition.
4. The Planning Commission requires that copies of all permit and license applications and actual permits and licenses be forwarded to the Republic Township Zoning Administrator within 30 days of this conditional use permit being approved and within 30 days following future applications, permits and licenses.
5. There will be no rifle range allowed, for safety reasons.'
6. The maximum number of campers allowed will be 60 as originally provided in the original Conditional Use Permit.
7. A sewer, well and water system will be completed by the end of 2014.
8. The building structures shall be complete within 1 years from the permit approval date, with operation of the proposed camp to begin within such

time. Representatives from CLWYC shall submit quarterly progress reports to the Republic township Zoning Administrator apprising the Administrator of progress being made toward the requirements and goals reached with regard to CLWYC' business plan. If more time is needed beyond the 1 year timeframe, CLWYC shall prior to the expiration of said year, make application to the Planning Commission to request that this permit be amended to extend the said timeframe.

9. CLWYC will provide the Zoning Administrator with an updated letter of financial responsibility within 30 days of this permit being approved. Said letter shall indicate the ability to complete the proposed camp.
10. There shall be no motorized vehicles beyond the designated parking area, with the exception of maintenance vehicles.
11. Watercraft will be limited to "hand-powered" (row boats ,kayaks, or canoes)
12. Failure to comply with this permit and the conditions herein will result in revocation of the Planning Commission's approval of this permit.
13. The Planning Commission and or Zoning Administrator may request documents from CLWYC and shall have the right to inspect the conditional use property to assure compliance with this permit and the CLWYC business operating plan. All requested documents shall be provided in a timely manner and not to exceed 60 days.