

Republic Township Planning Commission
Public Hearing on Amending Conditional Use Permit
For Chief Lake Wilderness Youth Camp
June 30, 2014

Call to order at 7:03 pm by Chairman James Brennan

Roll Call: James Brennan, Tom Fitzpatrick, Terry Knapp, John Kraft, Stacy Davis,
and Zoning Administrator Dan Mitchell

Public Comments:

Carol Nichlos – She felt that the camp should be running before the permit is issued. She stated that she was on the board of review and expressed concern about loss of tax revenue for township

Laura Riley (attorney for Youth Camp) – Only 80 acres are under consideration. 13.5 acres are developed. The rest is for wilderness experience. There is basically one use for the whole site. The camp is asking for the existing permit be changed to include all 80 acres. She gave the people present more details of proposed camp operation.

Ron Kulie – There is no growth being generated by this project yet and no Benefit to the Twp.

Dr. Bowers – All money spent so far for this project has been spent in the UP. There will be \$162,000 in salaries per year.

Bill Weaver – All construction should be finished before granting new use permit.

Vicki Ratcliff – agreed with Bill Weaver's comments

Ann Weaver – Nothing is going on there now. The facility cannot run yet.

Dr. Bowers – The camp has submitted an updated business plan as the Planning Commission requested. This changed the completion schedule.

Darlene Kulie – More should have been done by now.

James Brennan – The camp is on schedule with their business plan.

T. Knapp – Most of the Planning Comm. members haven't seen this new business plan.

James Brennan – The new one has only a few lines that are different.

Dr. Bowers – A well is already present. An additional well will be drilled this year. The sewer system and disposal area will also be done this year.

Liz Hangas – People in the area think that this project is a front for a private hunting lodge which will profit the owners greatly.

Dr. Bowers – The camp is a 501c3 organization. They are not profiting. Their money usage is restricted by the 501c3 rules.

Dan Mitchell – We are focused on the use of land only, not taxes or licenses. They are in compliance with the zoning ordinance. He read his recommendations to the group. They are attached.

James Brennan – We want to clean up confusing language in existing permit and clarify the language. The zoning administrator will enforce permit conditions.

Terry Knapp – There are some mistakes in the map in the plan. These need to be corrected.

Planning Commission Deliberation –

Several members wished to review the revised business plan, since most hadn't seen it. They felt the approval of the revised permit should be delayed until they had a chance to review the new plan.

Motion made by James Brennan to consider the revised permit at the July 14 regular Planning Commission meeting.

The motion was seconded by J. Kraft.

All members were in favor. Motion passed.

Motion made by T. Knapp to have the ordinance committee make up the conditions for the conditional use permit and present them to the Camp before the July 14 meeting.

This was seconded by J. Brennan.

All were in favor. Motion passed.

Motion made by James Brennan to accept the Zoning Administrator's report.

The motion was seconded by T. Knapp.

All were in favor. Motion passed

Meeting adjourned at 8:07 pm.

John T Kraft