

DRAFT

Republic Township Planning Commission Meeting

7:00 P.M. Monday, October 15, 2012

OPEN PUBLIC HEARING

Republic Township Hall

DRAFT MINUTES

1. The Open Public Hearing on the Conditional Use Permit for the Holtrop Properties – Operating Resort in RR – 8797 Hwy M95, was Called To Order by Chairperson Dan Mitchell at 7:02 P.M.
2. Members Present: James Brennan, Bill Bergin, Tom Feldhusen, Dan Mitchell, Tom Sandblom and Terry Knapp (Township Zoning Administrator).
3. Opening Of The Public Hearing:
 - A) Terry Knapp presented the Conditional Use Request Application submitted by Michelle Holtrop. Knapp indicated the application is all in order. The required fees have been paid. The required legal notices have been posted and nearby property owners have been notified of this Open Meeting on the Conditional Use Permit Request. Everything is in order.
 - B) Public Comment: Michael Kolasa, who has a residence at 8495 Highway M-95, submitted a letter to P.C. members regarding his conditional support for the Holtrop Conditional Use Permit Application. Mr. Kolasa was in attendance at the meeting and addressed the P.C. to summarize his letter. He verbally expressed conditional support for this application, as long as the permit included limits in time and scope. Without such limitations, he would object strenuously. He read into the record the following paragraph from his letter. (This would be paragraph number two on page two of his letter to the P.C. dated October 4, 2012).

"I have confidence in Mrs. Holtrop's representation that she will not expand the scope of her rentals to more than a few weeks/weekends a year to small groups, but having dealt with legal matters and real estate for decades; I recognize circumstances (and owners) change. Accordingly, I want parameters as to scope and time built into any conditional use permit. I would approve of a permit that is subject to re-application and review/re-approval every five years, which further expires upon any change of ownership (including new members to the LLC), which expires upon the addition of any additional lodging facilities, which limits occupancy to three couples/two families, not to exceed 10 guests at any one time, and which is limited to 45 days or less annually of rental (more than that destroys the residential character and the use is no longer an occasional rental but a full-fledged resort). This should provide Mrs. Holtrop plenty of flexibility to meet her stated goals without risking material change to the character of the existing zoning and community."

After reading this portion of his letter, Mr. Kolasa, verbally indicated "Anything beyond that and I would very vigorously object".

Michelle Holtrop then addressed the P.C. indicating the only reason she allows people to come to her cabin is to relax. She indicated her cabin is listed as a Bed and Breakfast place. Kristina Koski addressed the P.C. She is the person who watches over the Holtrop property. She indicated that Mrs. Holtrop's sole purpose is that the cabin is occupied and that the guests can relax and respect the property. Ms. Koski meets with the guests, goes over the rules the guests must abide by, and has a contract that both parties must sign.

Paula Rose asked Chairperson Dan Mitchell why the Public Comment at this meeting was restricted only to the Agenda Item the P.C. was talking about. Mitchell responded: "Because that is what Roberts Rules of Order requires". Rose responded that this could be a Civil Liberties violation. Mitchell responded that he did not believe it was.

Michelle Holtrop indicated that she requests Kristina Koski to give guests to the cabin, a feel for the land, and to encourage visiting the various businesses in the local community. She also indicated there would be no ATV or shooting allowed on her property by guests. That is all contained in the contract they must sign with her.

Terry Knapp then ran through some of the conditions the P.C. imposed at a July 16, 2012 meeting, on a similar Conditional Use Permit meeting, that was granted to Jayme Hackleman.

Bill Bergin then made the following motion that was seconded by Jim Brennan:

I am making a motion to approve a Conditional Use Permit for Michelle Holtrop, to operate a resort in a RR zoning district, at 8797 Hwy M95, Parcel #52-12-224-002-00, with the following conditions:

1. Approval is for a (5) year period, ending 10-15-17, and is not transferable.
2. Rental of a single family dwelling at the above address.
3. The property must meet State Fire Requirements for outdoor burning. These requirements must be posted at the site.
4. Property Boundaries are to be posted on site; to include an explanation of what property is to be used, and where the Property Lines stop.
5. Shall comply with all other sections of the Zoning Ordinance of Republic Township, Marquette County, Michigan, effective September 7, 2010.

6. Whatever regulations or restrictions imposed by the Zoning Ordinance are either more or less restrictive than regulations or restrictions imposed by any governmental authority through legislation, rule, or regulations; the regulations, rules, or restrictions which are more restrictive or which impose higher standards or requirements, shall govern.

Chairperson Mitchell then called for a Roll Call Vote. The five Planning Commissioners voted as follows:

Tom Feldhusen:	Yes
Jim Brennan:	Yes
Tom Sandblom:	Yes
Bill Bergin:	Yes
Dan Mitchell:	Yes

Dan Mitchell reminded everyone that the Republic Township Ordinance Enforcement Official will be responsible to ensure compliance with the above conditions that were part of the motion for the Conditional Use Permit approval.

Jim Brennan then made a motion to adjourn the Open Public Hearing. Tom Sandblom seconded the motion. The motion passed and the meeting ended at 7:14 P.M.

Respectfully Submitted,
Bill Bergin, Recording Secretary