

P.O. BOX 87
134 MORGAN ST
FIFE LAKE, MI 49633
(231)879-3963

**FIFE LAKE AREA
PLANNING COMMISSION/ZOOM**

APPROVED

MINUTES

MAY 12, 2020

Eby Call the meeting to Order at 6:31 pm

ROLL CALL: Chrissy Ingersoll, Forest Area School Board-ZOOM, Brenda Wyatt-Fife Lake Township Planner @ Fife Lake Township Hall, Mary Kelley-Fife Lake Village Council-Zoom, Pam Lawrence-Fife Lake Township Planner-Zoom Dawn Zimmerman-Fife Lake Township Board Trustee-ZOOM, David McGough-Fife Lake Village President @ Village Hall, Marcia Eby-Fife Lake Village Planner @ Fife Lake Township Hall. Quorum Established.

Also Present via Zoom. Zoning Administrator Debbie Rodriguez and Elise Craft

Approval of Agenda-Due to Zoom style meeting Roll Call Vote is required for all Motions.

Lawrence made **Motion** to accept the Agenda as presented, Wyatt Seconded. Roll Call Vote Finds; McGough-No, Lawrence-Yes, Kelley-No, Ingersoll-Yes, Zimmerman-Yes, Marcia-Yes, Wyatt-Yes. 5-Yes, 2-No, **Motion Carried.**

Discussion on the Second posting for the Public Hearing of 13 days in the newspaper opposed to 15 days per open meeting act. Commissioner Kelley and Marilyn Hayes from the Fife Lake Village Council noted the Opens Meeting act reflects Minimum 5 days and Maximum 15 day for newspaper posting. Because the Site Plan is required through the Fife Lake Township Ordinance; Under the Fife Lake Township Ordinance law reads no less than 5 days no more than 15 days for Use by Right Site Plan Review- Public Hearing guidelines. Zimmerman added the Public Hearing was also posted at Fife Lake Township Hall and Website. Residents in a 300-foot radius received written notice as well.

Approval of Minutes

Kelley made **Motion** to approve the March 3, 2020, FLAPC Minutes. Lawrence Seconded. Roll Call Vote Finds; McGough-Yes, Kelley-Yes, Lawrence-Yes, Ingersoll-Yes, Zimmerman-Yes, Wyatt-Yes, Eby-Yes. 7-Yes, 0-No, **Motion Carried.**

Conflict of Interest-Chrissy Ingersoll as Realtor of property discussed during Public Hearing, Dawn Zimmerman as Property Owner of property discussed during Public Hearing.

Citizen Comment-
for Public Hearing

Dan Ellis, Owner of Fife Lake Village Market.
Pete O., Developer Team
Scott Knowlton, Developer Team
John, Developer Team
Scott Jozwiak, Developer Team
Ron Broering, Fife Lake Village Zoning Administrator.
Gerianne Street, Citizen
Marilyn Hayes, Fife Lake Village Council
Gail Burdzy, Fife Lake Village Treasurer
Ricky Newton, Citizen
Debra Newton, Citizen

Correspondence-Haggard's Plumbing and Heating; Approves of or is not opposed to the Site Plan for Midwest at address 6816 Fife Lake Road.

New Business

Wyatt made **Motion** to close the regular scheduled meeting and open Public Hearing, Lawrence Seconded. Roll Call Vote Finds; Ingersoll-Yes, McGough-Yes, Lawrence-Yes, Eby-Yes, Kelley-Yes, Zimmerman-Yes, Wyatt-Yes. 7-Yes, 0-No, **Motion Carried.**

Zoning Administrator, Deb Rodriguez included a letter of recommendation to approve the Site Plan request for property at 6816 Fife Lake Road development by Midwest V. LLC. The property is zoned Commercial and the request is a permitted use.

Scott Jozwiak and Scott Knowlton presented a Site Plan for Midwest V, LLC, Property address 6816 Fife Lake Road.

The Site Plan provided by Jozwiak Consulting, included plans for the 16-acre parcel to become divided and the new retail business will be located on a parcel approximately 3.5 acres that will abut both Fife Lake Road and US 131. The proposed use including certificate of survey have been provided by Developers, Midwest V. LLC.

Developers note the Site Plan does fall within compliance and is Use by Right. They will answer any questions and welcome any opinions.

Ron Broering, Fife Lake Village Zoning Administrator, confirmed the ingress and egress were located off of 13, comments regarding the Storage units could not be built off 131 back in 2000. Why not use Fife Lake Road?

MDOT and Grand Traverse County Road Commission statistics say this is the best entrance. Reports also show 600 feet from the roundabout intersection. Fife Lake Road does not have enough frontage for a drive way. There will be one entrance off 131 for entire 16-acre property.

Gerianne Street asked if the Haggard Plumbing & Heating company, Correspondence was a

contractor for the Site Plan.

What are the statistics of these General Dollar stores being unsuccessful, closing.

Developer response; We are not that far into the development to know who will be doing this type of work.

The research they have done does not look bad. They generally would not proceed with a Site Plan if it is not profitable.

Dan Ellis asked about the lighting and snow removal specs.

Developer response; The blue print has been registered and study's through Mdot have been completed on this.

More detail can be viewed as the plan was laid out at the Fife Lake Township Hall during the March 3, 2020 meeting.

Dave McGough, Fife Lake Village President request MDOT put right turn lane and center turn lane. Reduce speed from Road Side Park to the Round a Bout.

Concerns about accidents on this curve. There have been fifteen accidents in 5 years' time.

We asked Mdot be present to answer questions.

The Site Plan was presented March 3, 2020, any one could have contacted the Grand Traverse County Road Commission with these questions or concerns. The Plan includes information and reports from MDOT and Grand Traverse County Road Commission.

Lawrence determined the Site Plan Review is consistent with the Fife Lake Township Master Plan. It is acceptable to utilize the Site Plan Review Standards; could this hurt the local business's and can we fill the empty store fronts in the Village.

Developer added the use is not relevant to injurious stipulations.

Kelley feels like the remarks made are condescending, we just want to make sure the safety for our community is in place.

We have experienced accidents and fatalities in this area. It is bad for the local businesses. Looking at the list of Site Plan Standards already has points.

Wyatt stated while removing all the personal feelings, the requirements have been met by these developers. We also have to trust in the experts such as MDOT to back up the reports they provide us. We want to see stores filled in the Village we also need economic development and tax base for the entire Township.

Eby agrees to trust in State reports provided

Zimmerman and Ingersoll; Conflict of Interest

Developers do not wish to be condescending apologies for that feeling. Assured the research done accordingly with MDOT and other required departments.

No more questions or remarks from Citizen or Commissioners.

Wyatt made **Motion** to close the Public Hearing and reopen the regular FLAPC meeting, McGough Seconded. Roll Call Vote Finds; McGough-Yes, Kelley-Yes, Lawrence-Yes, Ingersoll-Abstain, Zimmerman-Abstain, Wyatt-Yes, Eby-Yes. 5-Yes, 2-Abstain, **Motion Carried.**

The regularly scheduled FLAPC resumed at 8:30 p.m.

Wyatt made **Motion** to approve the Site Plan as presented by Midwest V. LLC for a new retail business located at 6816 Fife Lake Road, Parcel number 2804-002-013-02. Eby Seconded. Discussion; Wyatt reiterated we cannot legally deny this Site Plan.

Commented [Planning 1]:

Kelley wants to make sure we are following the Zoning Ordinance.

Zoning Administrator Rodriguez reminded the Board the Use by Right legally permits this Site Plan.

The FLAPC can further look into possibly amending the Master Plan and or Zoning Ordinance for future development.

Motion to approve -Roll Call Vote Finds; McGough-No, Kelley-No, Lawrence-Reluctantly Yes, Ingersoll-Abstain, Zimmerman-Abstain, Wyatt-Yes, Eby-Yes. 2-No, 3-Yes, 2-Abstain, **Motion Carried.**

Lawrence asked the developers to be mindful of the local business that will be hurt.

The question was asked if there were tanks underground. Developers report says environmental investigation has been completed. There were no issues reported.

Scott Knowlton said this has been a long and stressful meeting, they appreciate the Fife Lake Area Planning Commission for moving forward to the next level. Signing Off.

Old Business

Signage to add to Master Plan

No update on Rec Plan at this time.

Elise reported on Pugsley and Master Plan included Memo with reports from GTEC. Language on the Approved Stage One of the North Bay Capital Group- Camp Pugsley Development along with State of Michigan Land Bank. The new team of fabricate and assembly would like to see expansion of Stage 2 & 3 next.

Lawrence asked who will be overseeing the project. Is there a potentially hazardous waste issues? We are hoping for due diligence on the approved plan.

Ingersoll asked if the Rotary Grant will be extended due to Covid-19
The group should move forward with on line engagements with the community promoting the Master Plan. Lawrence with the understanding of an extension needed.
Zimmerman suggested including a survey with the tax bill.

Elise will send a revised time guideline for the Master Plan.

Kelley asked if Elise works with other communities. Does she see any comparisons? While Elise does work with others, she is only working on the Fife Lake Master Plan at this time.

Next Month Agenda

Signage

Recreation Plan

Short Term Rental Draft Ordinance

Short Term Rentals- Lawrence received corrections from Attorney Graham updated the Ordinance for the FLAPC to review. Needs to be retyped for completion. Ingersoll asked for information to be emailed to her for document completion.

Citizen Comments-

Ricky Newton did not receive written notice.

Commissioner Comments-

McGough agreed with Kelley's concerns.

Eby the zoom meeting started out rough but works.

Kelley concerned with safety issues on the corner and The family losing their home when land is developed.

Thank you to Elise for your leadership and facilitating the zoom meeting/public hearing.
Comments are always appreciated.

Adjournment

Lawrence made **Motion** to adjourn, Kelley Seconded. All in Favor, **Motion Carried**. FLAPC Adjourned at 9:10 pm.

FLAPC May 12, 2020 Meeting Minutes drafted by Leigh Gifford, Recording Secretary.
March 3, 2020 FLAPC Minutes Approved by the FLAPC.