

**CHARTER TOWNSHIP OF CHOCOLAY
PLANNING COMMISSION MEETING
Monday, September 8, 2008 @ 7:30 PM**

I. MEETING CALLED TO ORDER / ROLL CALL

Present: Chairman Albert Denton, Estelle DeVooght, Dennis Magadanz, Dr. Ken Tabor, Kendell Milton, Andy Smith

Absent:

Staff Present: Jennifer Thum, (Planning and Community Development), Laurie Vashaw-Eagle (Recording Secretary)

II. APPROVAL OF AUGUST 11, 2008 MEETING MINUTES

Ken Tabor motioned to approve the August 11, 2008 meeting minutes after 2 noted corrections, seconded by Estelle DeVooght.

Ayes 6. Nays 0. Motion approved.

III. ADDITIONAL ITEMS/APPROVAL OF AGENDA

Dennis Magadanz motioned to approve the agenda as written seconded by Ken Milton.

Ayes 6. Nays 0. Motion approved.

IV. PUBLIC HEARINGS

No public hearings scheduled.

V. PUBLIC COMMENT

No public comment.

VI. OLD BUSINESS

A. MOYLE DEVELOPMENT, GATEWAY PLAZA

Jennifer Thum reported that she was contacted by Moyle Development's Engineer, George Meister from Tri Media Consultants about the grading that is going on at their proposed site. Currently, they are grading the portion that was given final approval (again). They would like to start grading the other part, east of the wetlands as soon as possible. The applicants do have their wetland permit and the needed grading permit. The applicants engineer did call the Marquette Conservation District and stated that they had final approval for everything. Actually, they only had final approval for the original portion of the proposed site plan. At this point, Moyle Construction is asking the Planning Commission's permission to allow them to excavate the portion that only has preliminary approval, (east of the wetlands). Personally, as long as they have the correct permits and they install the needed best management practices, I don't have a problem with this.

Ken Tabor Moved, Dennis Magadanz seconded, to allow Moyle Development, Gateway Plaza to excavate the second part of the proposed site at US 41/M 28.

Ayes 6. Nays 0. Motion approved.

B. CEDA GRANT UPDATE

Jennifer Thum reported that she is working with CUPAD and the U.S. Department of Economic Development on a grant to begin work on an Industrial Park building. Ms. Thum stated that this is a very slow and time-consuming project. She hopes to be able to move forward with this next year and will keep the Planning Commission informed about the progress.

C. BLONDEAU CONSTRUCTION MODIFICATION

Jennifer Thum reported that Dave Blondeau (Blondeau Trucking Company) contacted her on September 4, 2008 and would like approval to increase their proposed storage building by 20 ft. The building size of 60' x 80' was approved previously, but Mr. Blondeau would like to construct the building 60' x 100'. According to our Zoning Ordinance, this is not a minor alternation and needs Planning Commission approval. Mr. Blondeau stated that this is needed to accommodate everything they plan to store inside the building.

Dave Blondeau, Blondeau Trucking, explained that they would like to increase their cold storage building by 20 feet, which will not change the building location on the original site plan. Mr. Blondeau also stated that this will not affect any of the required setbacks.

Dennis Magdanz Moved, Ken Tabor Seconded, to allow Blondeau Trucking Company to expand their proposed cold storage building by 20 ft. This alternation will not alter the basic design of the land or interfere with the required setbacks of the site.

Ayes 6. Nays 0. Motion approved.

VII. NEW BUSINESS

A. NEW CLASS "C" LIQUOR LICENSE

Jennifer Thum reported that two applicants have applied for the available "New" Class "C" Liquor License, Chocolay Downs Golf Club and Gentz (Homestead) Golf Club. Each applicant has filled out the application and attached a site plan of the proposed area where liquor will be served.

Randy Gentz stated that his family has been in the area for the past 116 years and would like to have the opportunity to obtain a liquor license. Cathy Gentz read a letter describing Gentz (Homestead) Golf Club and how the liquor license could enhance and possibly expand their business. If they receive the liquor license it would also allow them to hire 2-3 more employees.

Dennis Karjala, Chocolay Downs Golf Course (Royal English LLC), stated that they are seeking consideration for the liquor license, which would be a great addition to their new clubhouse. He also stated that if the liquor license were obtained by they would add 6-8 additional employees.

Al Denton asked both parties about their membership numbers and if they participate in

community service projects?

Both parties have between 200-300 members not including the public and both participate in community service projects for youth, special Olympics, etc.

At this point the Planning Commission asked everyone to step out to discuss this matter. When everyone was called back in, the Planning Commission stated that they feel both parties are rated equally according to the criteria.

No motion was made to support Gentz (Homestead) Golf Course.

Al Denton/Estelle DeVooght – No motion carried.

No Motion was made to support Royal English LLC.

Al Denton/Dennis Magadanz – No motion carried.

The Planning Commission asked if either party would object to a flipping a coin due to both parties being equally qualified for the Class C Liquor License.

Neither party objected. A coin was tossed and won by Gentz Golf Club.

Ken Tabor Moved, Al Denton Seconded that by the flip of a coin a letter of support on behalf of the Gentz Homestead Golf Course, to receive the New Class C Liquor License above all others. This letter will be presented to the Chocoley Township Board on September 15, 2008 with a public hearing to be held at that time. The Township Board will either concur with the Planning Commission's recommendation, go with the other applicant, or ask the Planning Commission to review the applications again.

Ayes 6. Nays 0. Motion approved.

B. KEN MILTON REAPPOINTMENT

Jennifer Thum reported that the term of Kendal Milton (who replaced Tom Shaw) expired May 24, 2008 and Mr. Milton will need a letter of support from the Commissioners to be reappointed.

Dennis Magadanz Moved, Al Denton Seconded, to allow the Director of Planning and Community Development to write a letter of support on behalf of the Planning Commission asking for the re-appointment of Kendal Milton and present the letter to the Township Supervisor.

Ayes 6. Nays 0. Motion approved.

C. RENAMING OF WARD TRAIL

Jennifer Thum reported that this private road before you is due to the new owner, Mike Colleur, wanting to change the name to Royal Oak. Ms. Thum has spoken with the Marquette County Dispatch and they would like to see something added after Royal Oak, such as Trail or Lane. Ms. Thum reported that she has some reservations about the name as it's the same name as a major city downstate. If the applicants were to add something after the name, it would help deter people's mail going downstate and vice versa.

The Planning Commission asked Ms. Thum to contact Mr. Ward and speak to him about this request and the status of Mr. Colleur purchasing Ward Trail. Ms. Thum will report back at the next meeting.

VII. PUBLIC COMMENT

Randy Gentz thanked the Planning Commission for their support for the Class C Liquor License.

VIII. COMMISSIONER'S COMMENTS

No comment at this time by any of the commissioners.

IX. DIRECTOR'S COMMENTS

Jennifer Thum asked if the Planning Commission members had any objections to canceling the January, 2009 and December, 2009 Planning Commission meetings. Ms. Thum stated that these meetings usually don't have much to address and it would save the Township money. The Planning Commission members had no objections to this.

Ms. Thum extended an invitation to Estelle DeVooght to attend the Township Board meeting on September 15th as the Township would like to present Ms. DeVooght with an award for longevity. Ms. DeVooght has been a part of the Township Committees for the past 35 years. The Planning Commission thanked and congratulated Ms. DeVooght for her service.

Ms. Thum reported that Carol Fulscher will attend the next Planning Commission meeting to discuss and answer questions pertaining to Heritage Trail.

X. INFORMATIONAL ITEMS AND CORRESPONDENCE

A. Planning and Zoning News, July 2008.

XI. ADJOURNMENT

Al Denton motioned, Dennis Magadanz, seconded to adjourn the meeting as there was no further business to address. The meeting adjourned at 8:05 p.m.

Albert Denton, Chairperson