

PLANNING COMMISSION
Minutes for Special Meeting of
April 30, 2008

- PRESENT** Chairman Mary Eley, Tom Thompson, Sue Hertel, Jan Deur, Brian Lernowich, Carol Kooistra and Bryan Grover.
- ALSO PRESENT** Zoning Administrator Don Sandel, Planner Tim Johnson, and resort owners, Todd Groessl (Lakeside Inn) and George Wixom (Michillinda Beach Lodge).
- CALL TO ORDER** Chairman Eley called the April 30, 2008 meeting to order at 6:30 p.m.

Fruitland Township Resort Planned Unit Development (RPUD) Ordinance, Draft #1 dated December 5, 2007 prepared by MainStreet Planning Company (Tim Johnson).

DISCUSSION

Ordinance language is being discussed because we know in the future that both the Lakeside Inn and Michillinda Beach Lodge will need to make changes to remain viable. Some of these changes could be major and the township and its residents need to know what their desire is for these areas.

Owners of the Lakeside Inn and Michillinda Beach Lodge were invited to give a brief overview of any plans they may have for the future.

According to Lakeside Inn owner Todd Groessl he is not sure at this point if and what changes may be requested in the future. He is attending this meeting to move along with us to see what is evolving.

According to Michillinda Beach Lodge owner George Wixom they have made a decision to stay open all year. He stated the restaurant is easier to fill than the rooms. The owners want to retain ownership, not sell out to a big developer but they must be full all the time to make it viable.

Mike from DeVries Companies which is known for restoring historical buildings was here on behalf of Michillinda Beach Lodge. He said the main focus would be on the main lodge to preserve it.

Consensus of the Planning Commissioners was to make the following changes to Draft #1.

SECTION 1 INTENT

The purpose of the Resort Planned Unit Development (RPUD) District is to recognize existing resorts which have contributed to the historic character of Fruitland Township and to provide an opportunity for these resorts to remain viable by allowing such uses to upgrade and ~~expand~~ **redevelop** their facilities in order to provide contemporary resort amenities in accordance with current Township goals and requirements.

The RPUD District is intended to achieve the following objectives:

- A. To allow existing resorts which are non-conforming to be able to ~~expand~~ **redevelop** by seeking a rezoning to the RPUD District;

SECTION 2 APPLICABILITY

PLANNING COMMISSION DISCUSSION ITEM: Should the RPUD Ordinance apply to any other resorts (if there are any) or to new resorts which may be proposed in the future?

Consensus of the Planning Commission is **No** they should not.

SECTION 3 PERMITTED USES

- A. Single family detached dwelling units ~~for rental or purchase~~ **on individual lots** including cabins, cottages, & ranch houses.
 - C. Multi-family buildings such as townhouses or apartment buildings with no more than 8, ~~12, 16???~~ dwelling units per building.
 - F. ~~Outdoor~~ **Recreational** facilities and activities typically provided by a resort including but not limited to: tennis courts, ball fields, bike and walking paths, playground, community buildings, swimming pool, campfire area, beach and water activities, boating and docks, shuffle board, mini-golf, **arcades** and similar recreational facilities excluding camping.
 - G. ~~Day care facilities. Such use shall be designed to be used primarily by guests of the resort but this shall not prohibit the general public from utilizing this service.~~
 - H. Wedding receptions, graduation parties, car shows, ~~parades~~ and other similar outdoor gatherings **and** uses which are typically associated with a resort provided such uses meet the objectives of the RPUD District.
 - L. What other uses should be included???
- Multi-purpose buildings.**

SECTION 3 DEVELOPMENT REQUIREMENTS

- A. General Requirements.

Consensus of the Planning Commissioners is this needs to be rewritten by prioritizing impacts, setbacks to neighbors, water/sewer environment, buffers, safety specifically for fire and visibility from offsite.

- B. Shoreline Requirements – Development within an RPUD shall comply with the requirements of the Lake Michigan Shoreline ~~Overlay~~ District and ~~Shoreline Overlay~~ **Inland Lakes** District as applicable to the location of the requested RPUD. However, the Township Board following a recommendation from the Planning Commission may modify all but the shoreline setback requirements of the ~~Overlay~~ Districts provided the applicant can demonstrate that such modification from the other ~~Overlay~~ District requirements will meet the intent of Section 6.01a of the Lake Michigan Shoreline ~~Overlay~~ District and the intent of the ~~Shoreline Overlay~~ **Inland Lakes** District in Section 8.01a herein.
- C. Density/Number of Dwellings

Maximum density now is five (5), can have more density than has now with less impact.

PLANNING COMMISSION DISCUSSION ITEM: The number of dwellings / guest rooms is an important part of this proposed ordinance. Both resorts exceed the one acre per dwelling limit of their underlying zoning district.

Michillinda Beach Lodge: Total Units;
88 (52 in lodge) Parcel Size 21.63 acres Density = ~~4.06~~ **a little over 2**

Maximum Lot Coverage needs to be addressed.

ADJOURNMENT

The April 30, 2008 special meeting adjourned at 8:08 p.m.

Respectfully Submitted,

Sally Garvey, Recording Secretary