

PLANNING COMMISSION
Minutes for Regular Meeting of
December 5, 2019

(AMENDED)

PRESENT Commissioners Dave Roesler, Leslie Sprott, Ina Ray, William Josephson, Mike Holman, John Warner and Maribeth Picard.

ALSO PRESENT Zoning Administrator Val Jensen, **Attorney Kevin Even**, Recording Secretary Sally Dion and **11** interested parties.

CALL TO ORDER Chairperson Roesler called the December 5, 2019 meeting to order at 6:00 p.m. and led those in attendance in the Pledge of Allegiance.

AGENDA Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to accept the agenda as written.

7 AYES

MINUTES Motion by Commissioner Sprott, second from Commissioner Warner, **ADOPTED**, to accept the September 5, 2019 minutes as written.

7 AYES

Chairperson Roesler welcomed guests and explained LSI Real Estate LLC, (Buzz's Lakeside Inn) is on the Agenda tonight, however, this is not a Public Hearing. This is a regular meeting at which discussion will be held on what was presented and the steps necessary to continue and a Public Hearing will be set for a later date at which time Public Comment can be made.

PUBLIC COMMENT

- Karolyn Rillema, 5549 Scenic Drive, she has reviewed the documents provided for 5700 Scenic Drive being proposed as a Historic Resort according to Zoning Ordinance Article XIV Special Land Use. She noticed on the inventory list that Cottage 20 was listed and it is not part of the original footprint of Buzz's Lakeside Inn and neither is the vacant lot next to this, they were purchased in 2014. She believes they should be stricken. The vacant lot is being used for parking and storage which is against the Zoning Ordinance. The site plan is also not a current one, it does not include the outside patio.
- Lynn Knopf, 4328 Mystic Lane, stated she was looking for Planning Commission Minutes on the Website, she noticed nothing had been posted since April or May, she would like to see us keep that current to keep residents in the know. She also noticed in the Bylaws that it lists the Planning Commission meeting the First Wednesday of the month and we meet on Thursday, feels should be made more generic.

NEW BUSINESS

Request from LSI Real Estate LLC, 5700 Scenic Drive, Whitehall, MI. (Buzz's Lakeside Inn) for the purpose of the Township recognizing this existing resort which has contributed to the historic character of Fruitland Township and to provide the opportunity for the resort to remain viable by allowing such uses to upgrade and redevelop the facilities in order to provide contemporary resort amenities in accordance with current Township goals and requirements.

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Chairperson Roesler explained this Special Land Use application is to request being recognized as a Historic Resort. A decision is made according to requirements set forth in Article XIV Special Land Uses and Article XV Site Plan Review of the Fruitland Township Zoning Ordinances. Along with the Special Land Use application the applicant has provided a 2004 site plan with current locations, boundaries and a list of current services and amenities. Once on record the owner may request to make changes, however, again this application is not for that.

Chairperson Roesler asked Zoning Administrator Jensen about his review thus far. Zoning Administrator Jensen advised he is not familiar with what Karolyn Rillema was talking about, he will need to review that further.

Applicant Wallace (Buzz) Kaehler advised that Karolyn Rillema is correct, those two parcels were purchased later and are not included. He said the submitted site plan is the footprint of the historic area and that the added properties are not added.

Chairperson Roesler stated the property is legal non-conforming as it exists, it cannot be expanded, however, once approved as a Historic Resort it may be expanded, however, that will be another application and Public Hearing Process. He did reference that this property is having water issues, it needs to be recognized now as Historic Resort, before the future of the property can be determined.

Commissioner Josephson commented the septic system has failed; certain rooms could not be rented out. The applicant is looking for the same amount of uses as they have now.

Commissioner Sprott questions location of parking lot on site plan, applicant Buzz clarified, she sees it now.

Commissioner Picard questioned which building on site plan is flooded?

Chairperson reiterates this application is to be recognized as Historic Resort as it exists now. It will require a Public Hearing.

Zoning Administrator Jensen asked applicant Buzz about what the occupancy is now. According to the room list occupancy is (178). According to the services and amenities list there is outside patio seating for 87, event room 75, main dining 125, full-service bar 47, wicker room with gaming tables 40 (374) making a grand total of (552).

Commissioner Warner asked what the Fairway House is, per applicant Buzz that is for the house at 6934 South Shore Drive and it overlooks the fairway at the golf course.

Motion by Commissioner Warner, second from Commissioner Holman, **ADOPTED**, to set public hearing for the Special Land Use Request received by LSI Real Estate LLC, 5700 Scenic Drive, Whitehall, MI. (Buzz's Lakeside Inn) to be recognized as Historic Resort to be held on January 2, 2020.

7 AYES

Chairperson Roesler explains Commissioners need to become familiar with requirements of both Article XIV Special Land Uses and Article XV Site Plan Review before the next meeting. All requirements of these Articles will be reviewed to make determination on the application.

PLANNING/ZONING UPDATES

Commissioner Warner advised the Zoning Board of Appeals last meeting was held in September on one application.

Motion by Commissioner Josephson, second from Commissioner Holman, ***ADOPTED***, to ***ADJOURN***, the December 5, 2019 regular meeting at 6:45 p.m.

7 AYES

Respectfully Submitted,

Sally Dion, Recording Secretary
Township of Fruitland