

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**April 1, 2015**

**PRESENT** Dave Roesler, Tom Thompson, Jan Deur, John Warner, William Josephson, Ina Ray and Leslie Sprott.

**ALSO PRESENT** Zoning Administrator Sandel, Recording Secretary Dion and **38** interested parties.

**CALL TO ORDER** Chairperson Roesler called the April 1, 2015 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.

Chairperson Roesler introduced and welcomed Ina Ray as the new Planning Commission member.

**AGENDA** Motion by William Josephson, second from John Warner, **ADOPTED**, to accept the agenda as written.

**7 AYES**

**NOMINATIONS:** **Motion by Jan Deur, second from Leslie Sprott, ADOPTED, to nominate David Roesler as Chairperson, Tom Thompson as Vice Chairperson and William Josephson as Secretary.**

**7 AYES**

**Motion by John Warner, second from Jan Deur, ADOPTED, to close nominations and to elect Dave Roesler as Chairperson, Tom Thompson as Vice Chairperson and William Josephson as Secretary.**

**7 AYES**

**MINUTES** Motion by Jan Deur, second from Leslie Sprott, **ADOPTED**, to **AMEND** the March 4, 2015 regular minutes under MINUTES by changing March 4 to January 7, 2015 and the town hall meeting minutes on page 3 changing the word help to held in the paragraph following (9.) and accept as amended.

**7 AYES**

**PUBLIC COMMENT**

None

**NEW BUSINESS – PUBLIC HEARING**

- 1. Site Plan Review** - Request from 61-06-113-400-0001-00, Michigan's Adventure LLC, 4750 Whitehall Road, according to Article XV to construct an employee training center in the Amusement Park District.

**PUBLIC HEARING OPEN 6:40 P.M.**

Chairperson Roesler asked Zoning Administrator Sandel for his report.

Zoning Administrator Sandel explained Michigan's Adventure purchased the parcel just to the north of them. After applying for and receiving approval for a Zone Change from Neighborhood Commercial to Amusement Park District it was combined with the existing parcel. They are now proposing to construct a training facility on this portion of the parcel which requires Site Plan Review because the site plan that was previously approved did not include this portion. All reviewing entities have not responded.

### **CORRESPONDENCE**

None

Chairperson Roesler asked if someone was here on the behalf of the applicant. Mr. Steve Mark stated he, his wife Camille Jordan Mark and their Engineer Don Hansen were all here to answer questions. He explained employee training has always been done within the park which has a lot of distractions; they would like to have a facility set up just for training purposes.

### **PUBLIC HEARING CLOSED 6:45 P.M.**

### **DISCUSSION**

The following list is concerns and questions brought forth by Commissioners and answers given by applicant (s).

1. Will there be kitchen facilities?

No, it will be used for office space/training.

2. Will the building be offered for lease to the public?

It may be used for meetings for other groups they may be a part of. It may be used for staff events that may appear to be a party. They do not want to say they would never rent it out for revenue.

Zoning Administrator Sandel advised to use it for anything other than training facility they would need to do Site Plan Review again.

3. Does the proposed parking meet the township requirements for the occupancy of the building? What is the parking setback? What will happen to run off for parking lot?

According to Article XVI Parking and Loading assembly halls without fixed seats require one (1) space for each three (3) persons allowed within the maximum occupancy load established by any applicable codes or ordinances. The occupancy capacity according to the Building Official for the square footage of this building is 415 people which would require 138 spaces. There are only 135 spaces proposed, however, there is additional existing parking available. The setback is 20'. Run off for the parking lot will drain east to catch basins and then routed out back through an underground pipe.

4. Will the parking lot be lit?

There will be possibly four (4) twenty foot (20') poles, two (2) on the far west and east of the lot.

Site Plan Review standards reviewed.

Consensus is if the standards were applicable they were either covered or being worked on. If approved it shall be contingent on approvals from the following: Muskegon County Road Commission, Muskegon County Health Department, Muskegon County Drain Commissioner, White Lake Fire Authority and Muskegon Conservation District.

Motion by Jan Deur, second from William Josephson, **ADOPTED**, to **APPROVE** the site plan for a training facility and parking lot with occupancy of 415, parking for 135 as shown on the site plan and 3 parking spaces on adjacent existing parking lot, 20' setback on Northern Boundary to the parking lot and also stipulate final review and approval must be obtained from the Muskegon County Road Commission, Muskegon County Health Department, Muskegon County Drain Commissioner, White Lake Fire Authority and Muskegon Conservation District and this site plan will be accepted as amended for the Amusement Park District.

**7 AYES**

## **OLD BUSINESS**

### **1. Reports from Sub-Committees**

- **Fences, walls, hedges, berms and screens language in Lakefront Districts (sub-committee is Commissioners Warner, Sprott and Josephson)**

No Report

- **Zoning for Sylvan Beach (sub-committee is Commissioners Sprott, Thompson, Warner and representative from Sylvan Beach)**

No Report.

- **Lakeside Inn (sub-committee is Chairperson Roesler, Commissioners Deur and Warner)**

Chairperson Roesler stated the sub-committee met with Planner Tim Johnson who provided them with language for discussion purposes. They met with Attorney Even and went over what Planner Tim Johnson suggested.

Planner Tim Johnson provided a discussion paper proposing a Special Land Use for the Inland Lakes District, this would be for Historical Resorts, a definition would be proposed for such. The Master Plan does not need to be amended to do this.

The sub-committee will request Planner Tim Johnson propose Special Land Use language for discussion at the May meeting and hopefully holding a Public Hearing at the June meeting. They will ask him to focus on parking, noise, outdoor dining, docks, etc.

Attorney Even agrees this is the way to go.

With the application for this we would receive a plan that shows everything, this establishes a benchmark, any other changes have to come back to the Planning Commission and if it is a use permitted by Special Land Use the Township Board has final approval.

**1. Master Plan Review**

Consensus is to get a Town Hall meeting scheduled once the language is completely revised.

**COMMISSIONERS COMMENTS**

Commissioner Deur stated that the Township Board met on Tuesday, March 31 and approved the budget, Ina Ray as the new Planning Commission member, Don Sandel as the Zoning Administrator and himself as the Township Board liaison.

**PLANNING/ZONING UPDATES**

None

**ADJOURNMENT**

Motion by William Josephson, second from Leslie Sprott, **ADOPTED**, to **ADJOURN** the April 1, 2015, regular meeting at 8:37 p.m.

**7 AYES**

Respectfully Submitted,

Sally Dion, Recording Secretary