

CLEON TOWNSHIP  
PLANNING COMMISSION MINUTES  
SEPTEMBER 7<sup>TH</sup>, 2022

CALL TO ORDER:

Meeting was called to order at 6:30 by Todd Humphrey

ROLL CALL:

Paul Beaudrie, Gary Porter, Chris Hearst, Todd Humphrey and Terri Milarch

GUESTS:

Donna Humphrey, Pat Milliron, Dave Myers and Barb Stanton

APPROVAL OF MINUTES:

The minutes from August 3<sup>rd</sup> 2022 were read and approved by Gary and 2<sup>nd</sup> by Paul

OLD BUSINESS:

DTE Rep. could not come to our meeting, he was going to talk to us about natural gas coming to our area, he is coming to the board meeting on the 14<sup>th</sup>

The Marijuana Ord. had to be sent back to the Lawyer again for some corrections, Todd will get it sent back to him.

Reviewed the spec use permit for Twisted Trails, it is ok.

Donna Humphrey from Twisted Trails

She wanted to know what the Lawyer said about the plans that were sent to him. He said Their Spec. use permit needs to be amended to include the additional 80 campsites, and also the 160 acres, Donna was sure it was updated. She said Dale Humphrey attended the meeting and it was done in 2020. The last permit we had was in 2019.

The number of campsite numbers will be adjusted after she gets the paperwork back from the state. Our Lawyer says they can't have a grocery store, according to our ordinance and zoning and what the Lawyer says, it is not permitted, due to the district we are in which is R1. Donna wanted to know if they could have a camp store. Todd will check on that with the lawyer.

She wanted to know what restrictions there are on what they could build, wanted to know if they could make an adjustment to the zoning, Todd says it's illegal to spot zone. Our zoning does not permit a grocery store. Our township does not have an industrial area. Village does.

Donna is questioning the board, asking us if we want a grocery store, would we work with her, she says our area really needs a grocery store. Donna is really pushing to get building started! She wants to know if they can start building the bath and shower house and the dump station. Paul says we should have more clarification from the Lawyer before they start anything, we all agreed with that. Would not recommend any building until we talk to the Lawyer and they get their permits from the state. She has not received anything back from the state yet.

Barb says they do not have a Land Use Permit yet. Will fill it out after all permits are in.

The campground is all regulated by the State!! Not by the township.

She is requesting a Special Meeting with the Planning Comm. after she gets her permits and we get the information back from the Lawyer, Todd says there is money in the budget to cover a meeting. She doesn't want to wait 30 days to get started.

Once Donna has her stuff from the state, the Special Use Permit will be amended then they can move forward. She has the ok from the board for the campsites and dump stations.

The bath house can be granted in the spec use permit, the camp store will have to wait until Todd talks to our Lawyer, and she has her permits.

She has to follow all the state requirements. She needs the numbers from the state, then they can move forward with the campsites, dump station and bath house.

Barb asked her if they have an evacuation plan, they do not, Donna told us they don't have to have one unless they exceed 10,000 people.

#### NEW BUSINESS:

Follow up on what the Lawyer say's about the camp store at Twisted Trails and also the Marijuana Ord that was sent back for corrections.

#### PUBLIC COMMENTS:

Dave Myers questioned if we need to have a Public Hearing or just a special meeting for a Special use permit, we do not, unless it's a new special use permit.

Pat Milliron-Wanted a copy of our Marijuana Ordinance, Todd gave him one.

He told us that the DTE wants to run gas to Copemish, Thompsonville and Crystal Mt.

#### PERMITS:

There were 3 permits

- 1.Kathleen Stanley-Shed at 16891 Viaduct Rd
- 2.Dennis McMullen-House and Garage-Copemish
- 3.Coppens Tamara D Trust-Pole Barn on Valencourt Rd

Next Meeting: October 5<sup>th</sup> at 6:30

Motion to adjourn at 7:30 by Gary 2<sup>nd</sup> by Paul

Minutes submitted by: Terri Milarch, Secretary