

CLEON TOWNSHIP
PLANNING COMMISSION MINUTES
AUGUST 3RD 2022

CALL TO ORDER:

Meeting was called to order at 6:33 by Todd Humphrey

ROLL CALL:

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

GUESTS:

Donna Humphrey, Anne Kaminski and Evelyn Hawkins

APPROVAL OF MINUTES:

The minutes from June 2nd and July 6th 2022 were read and approved by Gary and 2nd by Paul

OLD BUSINESS:

Donna Humphrey presented a set of plans for a 40 x70 building with a 42x40 store, bathrooms and a shower house and adding 80 additional rustic camp sites at Twisted Trails, also a dump station. She needs to get permits for these from the State.

She would like the Store to be open to the public, possibly open all year and carry items like fresh vegetables, meat and the basics. Hours would be 10-6 7 days a week. If there is an event the store will have extended hours. They will be applying for a beer and wine Lic. The driveway will be revised to accommodate the public.

Todd told her we need to send all the info to our lawyer for review of the ordinance & spec use permit before we can make a decision. Barb will contact our lawyer. There will have to be a Public Hearing also. Donna would like to start breaking ground asap, she wanted to know if we could move quickly on this. Possibly a special meeting.

Marijuana Ordinance was sent back from the Lawyer, needed some corrections, they were made and sent back to Lawyer for review. If that is ok we need to work on the Medical Ord.

Barb-Ordinance has to be perfect from our lawyers before it can be presented to the Manistee County Planning Commission and the township board, then if they ok it we will have a public hearing .

NEW BUSINESS:

Review the Spec use Permit for Twisted Trails

Reviewing plans for a store and an additional 80 campsites at Twisted Trails

PUBLIC COMMENTS:

Evelyn Hawkins-Questions about Twisted Trails

Questioned about a variance that was supposed to be reviewed yearly, when Twisted Trails first opened up and were issued there permits, having to do with how it is zoned.

Barb told her there is no variance and they are zoned agricultural and taxed commercial, even after they build the store it will stay the same.

If property is sold there will have to be new special use permit issued as they are not transferrable.

She also wants to see any land use permits and building permits issued in the last year for Dean Gokey, House on Read Rd and Twisted Trails. There were no permits issued to Twisted Trails in the past year, per Barb

Anne Kaminski-Questions about the definitions in the marijuana ordinance

Anne was given a draft of the Ordinance, she went through it and had questions and concerns on certain things in the ordinance.

Things like odor, lighting, size of the property, setbacks, locations, the water usage and signage. She wants to make sure no grow facility is built on Valencourt Rd as 3.3 miles of that road is a natural beauty rd. Wanted to know what happens if there are violations and who will handle them, most of them are regulated by the state, the state can shut them down, our zoning administer will make sure any violations of the ordinance and spec use permits are handled. The Ordinance is a preventive measure to cover situations that could occur

A special use permit is required, and they have to abide by the Ordinance!

Her concerns and questions were all answered.

PERMITS:

There were 3 permits

- 1.David Cordell-pole barn on Viaduct Rd
- 2.Bill Kenner Jr-Lean to on an existing barn on Lindy Rd
- 3.Elizabeth Scarbrough-House and Garage on County Line St.Thompsonville

Next meeting: 9/7/2022 at 6:30

Motion to adjourn: at 7:40 by Gary 2nd by Paul

Minutes:

Submitted by: Terri Milarch, Secretary