

BEAR LAKE TOWNSHIP PLANNING COMMISSION

7771 Lake Street

Bear Lake, Michigan 49614

April 11, 2023

Quarterly Meeting and Public Hearings

Bear Lake Township Planning Commission

The meeting was called to order at 7:00pm by Chairman Greg Hejl. Roll call was taken. Planning commission members present: Cindy Zatarga, JR. Bowling, Janette May and Greg Hejl. Katie Miehl and Jodie Lynch from the Manistee County Planning Commission were in attendance.

Pledge of Allegiance was recited.

Motion to accept the agenda with one addition was made by J. May and second by JR.

Bowling. Motion carried.

Minutes from our previous meeting on January 10, 2023 were reviewed. Motion by J. May and second by JR Bowling to approve the minutes. Motion carried.

Public Hearing #1 was opened at 7:03pm.

Jeff Swanson is requesting to renew his Special Land Use Permit for property parcel #51-02-003-225-10, addressed as 9063 Thirteen Mile Road, Bear Lake, MI 49614.

He had previously requested the construction of four 40' X 100' or 4,000 sq. ft. storage buildings as well as outside storage on a commercial basis. A renewal is necessary because of an unmet condition that one building was to be completed within the first year, which didn't happen. Jeff is also seeking to build a 36' X 40' building for storage of equipment and a back gate.

Public Hearing #1 was closed at 7:12pm. Discussion was held.

Motion was made by C. Zatarga and second by J. May to grant the permit with two conditions.

Jeff will present a hydrology study prior to beginning construction and that three sides of the buildings, as shown on the site plan, will be paved within 365 days from the completion of each building. Motion carried.

Public Hearing #1 closed at 7:26pm.

Public Hearing #2 was opened at 7:28pm.

John and Nellie Sowash are requesting a Special Land Use Permit for property parcels 51-02-033-225-02 and 51-02-004-100-09, as addressed as 9061 Thirteen Mile Road, Bear Lake, MI 49614. Both parcels are in Agricultural and Multiple Use districts.

The request is for a campground featuring a family resort and campground with multiple lodging options for families. They are requesting a three year plan that would result in 11 individual sites with electric service only, 6 RV sites with full hookups, two existing cabins and a group camping area for tents only. They will also build a bath house for the campers use. There will be a campground host on site to assure that all campground and local ordinances are observed.

Closed Public Hearing #2 at 7:44pm. Discussion was held.

Motion was made by C. Zatarga and second by JR Bowling to grant the special use permit. The stipulations are that three additional RV sites be finished in the first year along with 2 A-frame rustic sites and 2 "glamping" tent sites. The second year 4 more rustic sites will be added and the third year 3 more to make a total of 11 rustic sites. Motion carried.

Public Hearing #2 closed at 8:07pm.

Public Hearing #3 was opened at 8:09pm.

The Planning Commission is to decide whether to recommend approval to amend the Zoning Ordinance, Article 16: Special Use Standards; Section H.2. This would allow a non agricultural event on a parcel zoned agricultural. It now only allows for 1 period a year, not to exceed 60 consecutive days. They are recommending approval that would allow two periods per calendar year not to exceed ninety days on one permit in agricultural.

Public Hearing #3 closed at 8:18pm. Discussion was held.

Motion was made by C. Zatarga and second by JR Bowling to approve the amendment and allow two periods, per calendar year, not to exceed ninety days on one permit for a non agricultural event in an agricultural zoned parcel. Motion carried.

Public Hearing #3 closed at 8:20pm.

New Business

Motion was made by C. Zatarga and second by J. May that there be a public hearing at our next meeting to discuss two year special use permits. Motion carried.

Our next meeting , on May 9, 2023 will be a special meeting with Zach Vega of Networks Northwest.

Respectively submitted,



Cindy Zatarga, Secretary

Bear Lake Township Planning Commission