

**PLANNING COMMISSION
ERIE TOWNSHIP
ERIE, MICHIGAN
Regular Meeting & Public Hearing
May 16, 2023
*Corrected***

1. CALL TO ORDER

Bill Jacobs called to order the Regular Meeting of the Erie Township Planning Commission on May 16, 2023 at 7:00 pm at the Erie Township Hall, Erie Michigan.

2. ROLL CALL

Bill Jacobs	Present
Dave Cousino	Present
Dr. Larry Guinn	Present
Dan Taylor	Present
Paul Perry	Present
Robert Schwartz	Present
Manny Evola	Present

Also present: Mike Demski and Recording Secretary, Kim Cousino.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF AGENDA

Manny Evola moved supported by Robert Schwartz to approve the agenda as presented. Motion carried.

5. MINUTES APPROVAL

Paul Perry moved supported by Danny Taylor to approve the April 18, 2023 regular meeting minutes as presented. Motion carried.

6. PUBLIC COMMENT & COMMUNICATIONS

A. No public comment.

B. Dr. Guinn moved supported by Paul Perry to approve and place on file the budget report. Motion carried.

7. PUBLIC HEARING: Request of Timothy & Candy Whitmarsh of 14528 S Dixie Hwy, Monroe, Michigan, for a plan to get Special Land Use approval located at 2899 Algonquin, parcel #58-05-033-007-00. The proposal requests review and approval for the operation of a Campground/Marina to include 9 State licensed basic camp sites. The Special Land Use is requested per Zoning Ordinance #117, Table 10-2 and Article 5. Procedures for Special Land Uses. The property is Zoned CW – Waterfront Commercial.

Danny Taylor moved supported by Robert Schwartz to close the regular meeting at 7:02 p.m. Motion carried.

Manny Evola moved supported by Paul Perry to open the public hearing for the request from Timothy and Candy Whitmarsh for a plan to get special land use approval located at 2899 Algonquin. Motion carried.

James Hudson – 7105 Iroquois – Stated he is against the campground, doesn't want to live across from a campground; is concerned about noise, increased traffic, and strangers coming into their neighborhood.

Kurt Gholden – 7145 Iroquois – State that Tim is a great guy and has cleaned up the property, but he also doesn't want to live across from a campground. Concerned about increased traffic, noise, and campers not having respect for the residential owners/area.

Candy Whitmarsh – 2899 Algonquin (special use applicant) – Stated that there will be no seasonal or long-term campers, they will have two campers there permanently and available for short-term rent. They would like a total of nine campsites. Per the ~~state of Michigan~~ **Monroe County Health Department**, they cannot have an underground nor an above ground septic; she has contacted Lajiness' Septic Tank Cleaning and they will pump-out campers on site or renters will need to take their waste to a separate location for proper disposal, they are required to have at least one portable restroom on site. Candy stated they will be on-site quite often, they have a camper there and will be available if any issues do arise.

Jason Bostwick – 7141 Iroquois – Stated he is the third generation to live there and does not want to live across from a campground and is concerned with the noise.

Diane La Plante – Stated there have been meetings prior to this public hearing regarding the Whitmarsh's plans to open a campground on Algonquin and unfortunately those meetings were not well attended, the property is zoned commercial waterfront, and the applicants have done their homework and research.

Russel Varner – 7109 Iroquois – Stated that the Whitmarsh's have done a great job cleaning up the property, he does not appreciate the traffic on Algonquin, the road has been torn up by the commercial fisherman and traffic to the DNR boat launch.

Dave Cousino asked how many vehicles would be allowed per site and what the quiet hours will be; Tim Whitmarsh responded with two vehicles allowed per lot and they will have a small overflow parking lot for visitors, as for quiet hours they are in favor of posting 9 p.m. as the beginning of quiet hours for campers.

Paul Perry clarified that the applicants are requesting an 8 foot variance between campsites, ordinance requires 30 foot variance, applicants are asking for 22 feet between sites.

Manny Evola asked what size campers they would be accommodating; Tim Whitmarsh responded that each campsite will be 30 x70 which would allow for up to a 36-foot camper.

Bill Jacobs suggested the Whitmarsh's install a privacy fence; applicants responded that would not be feasible because the water access/boat docks are also on the west side of the property.

Dave Cousino asked about bonfires, will each site have their own bonfire and where will they be located. Discussion was held about the possibility of a single 'community' fire pit or only allowing fire rings at a portion of the campsites.

Paul Perry moved supported by Danny Taylor to close the public hearing at 7:41 p.m. Motion carried.

Paul Perry moved supported by Many Evola to open the regular meeting at 7:41 p.m. Motion carried.

Paul Perry stated that the applicant's property is commercial water front and a campground is a legitimate use in that district, which allows for many other types businesses to come to the area; state laws have changed since the area was zoned commercial waterfront twenty years ago, new homes cannot be built, septic tanks cannot be installed that close to water. If there are any issues with noise, parking, trespassing, etc. either the Whitmarsh's or the local police department should be contacted.

8. UNFINISHED BUSINESS

None.

9. NEW BUSINESS

a. Action on campground proposal located at 2899 Algonquin, parcel # 58-05-033-007-00

Paul Perry moved supported by Dave Cousino to approve the request for a campground as submitted after finding the request meets the special use requirements outlined in 11.14 of zoning ordinance #117, quiet hours are to be enforced Sunday – Thursday ~~9:00 a.m. – 9:00 p.m.~~ **9:00 p.m. – 9:00 a.m.** and Friday – Saturday ~~9:00 a.m. – 10:00 p.m.~~ **10:00 p.m. – 9:00 a.m.**, the planning commission will re-visit the special use after one season of camping and address any complaints made, residential property owners will be notified of the meeting. Roll called; Danny Taylor – no, Robert Schwartz – yes, Bill Jacobs – yes, Manny Evola – yes, Paul Perry – yes, Dave Cousino – yes, Dr. Guinn – yes. Motion carried, majority in favor.

10. PUBLIC COMMENT AND COMMENTS FROM MEMBERS

Terry Rollins asked if there is an update on the truck stop on Luna Pier Rd. next door to him; Mike Demski said there is not, the last he heard is that they are still working with Monroe County Road Commission and MDOT on the entrance to the property.

Dr. Guinn stated there is a house down the road from him that burnt down and there is a lot of brush piled up around an city school bus that has been parked in the yard for years, asked for a complaint to be filed.

11. MEETING DATES

Township Board Meeting – Tuesday, June 13, 2023 at 7:00 p.m.

Planning Commission Meeting – Tuesday, June 20, 2023 at 7:00 p.m.

12. ADJOURNMENT

Paul Perry moved supported by Danny Taylor to adjourn at 8:05 p.m. Meeting adjourned.

Kimberly Cousino
Recording Secretary