

INLAND TOWNSHIP
PLANNING COMMISSION

REGULAR MEETING
AGENDA
June 21, 2021
6:00 PM

19668 Honor Hwy
Interlochen, MI 49643

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Input (See Rules on Back of Agenda)
5. Approval of Agenda
6. Approval of Minutes – May 17, 2021
7. Old Business
8. New Business
 - a. **PUBLIC HEARING** ZA #2- Rezoning request by Thomas and Ann Eckel at 0 Honor Hwy, 10-08-010-026-30 to rezone the property from C-1 to RR
9. Public Input
10. Reports/Discussion
11. Adjourn

Public Input Rules:

1. Any person wishing to address the Commission may do so one-time per public input period
2. While not required, please provide name and address for the record
3. The amount of time each person shall be allowed during that time shall not exceed three (3) minutes.
4. This is an "input" option: The members will not comment or respond to presenters. Silence or non-response from the board should not be interpreted as disinterest or disagreement by the board. Comments shall be addressed to the chair not individual board members or others in the audience.

INLAND TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
May 17, 2021
6:00pm
19668 Honor Highway
Interlochen MI 49643

1. Call to Order: 6:00pm by Jim Clark
2. Pledge of Allegiance (recited by all)
3. Roll Call: Present: Mary Miller, Laura Turmel, Nellie Thomas, Jim Clark, and Paul Huffman
4. Public Input: Anthony Dutt and Jason Corbin regarding medical marihuana
5. Approval of Agenda: Motion by Miller, seconded by Turmel to approve the agenda with the change of moving New Business C after New Business D. Motion unanimously carried.
6. Approval of Minutes from March 31, 2021: Miller noted that in 8. New business, section a. 3., Huffman was incorrectly listed as "Marshall," which will be updated in the minutes. Motion by Miller, seconded by Turmel, to approve the March 31, 2021 minutes with the change. Motion unanimously carried.
7. Old Business: none
8. New Business:
 - a. **Public Hearing** - Zoning Ordinance Amendment #1:
 - I. 10-08-014-006-10 (0 Honor Hwy), 10-08-014-006-20 (19591 Honor Hwy), 10-08-014-006-30 (19679 Honor Hwy) Rezone from RR to C-1.
 - II. Section 3.28 has been amended to remove all language regarding permits for clearing of land.
 - III. Section 14.7 new language regarding expiration of non-active applications and the proposal of adding new language establishing that applications that have been inactive for 120 consecutive calendar days will expire and require a new application.
Staff gave brief background on the amendment.

Open public comment

Anthony Dutt recommended that the Planning Commission not make changes since Board will not listen.

Being no further comment, closed public comment

Motion by Miller, seconded by Thomas to recommend approval to the Township Board with typo corrected on last page. Motion unanimously carried.

- b. Discussion of Site Plan Review (SPR 2021-01) for Tom Hammond at 19490 St Johns, 10-08-014-010-00 for a Short-Term Rental. Planning Commission went through Section 13.6 Criteria for Review and answered yes to all items. Motion by Turmel, seconded by Miller to approve the site plan as it meets all the standards for approval. Motion carried unanimously.
 - d. Zoning Ordinance #2: Rezoning request by Thomas and Ann Eckel at 18798 Honor Hwy, 10-08-010-026-03 to rezone the property from C-1 to RR, so that they can build a house and live there. This application was not received in time to meet publication deadlines for a public hearing at this meeting. Motion by Turmel, seconded by Miller to schedule a public hearing for this rezoning request at the June regular meeting. Motion passed unanimously.
 - c. Site Plan Review (SPR 2021-02) for Fresh Winds School and Church at 18201 Honor Hwy, 10-08-015-007-10 for a classrooms and kitchen addition to existing school/church. This is an amendment to the Site Plan formerly approved by the Planning Commission and would add 3 classrooms and a kitchen. PC discussed the site plan and went through Section 13.6, Criteria for Review finding that all the criteria was met. Motion by Miller, seconded by Turmel to approve the Site Plan SPR 2021-02 with the condition of outside agency permits being required prior to land use permit. Motion carried unanimously.
- 9. Public Input: Anthony Dutt and Jason Corbin regarding medical marihuana. Ronald Thomas regarding medical marihuana.
 - 10. Reports/Discussion: Miller mentioned that Inland Township is hiring part/time staff for the Fire Department, especially the daytime shift.
 - 11. Adjournment: Motion by Miller, seconded by Turmel, to adjourn at 7:18pm. Motion unanimously carried.

To: Inland Planning Commission

From: Sara Kopriva, AICP

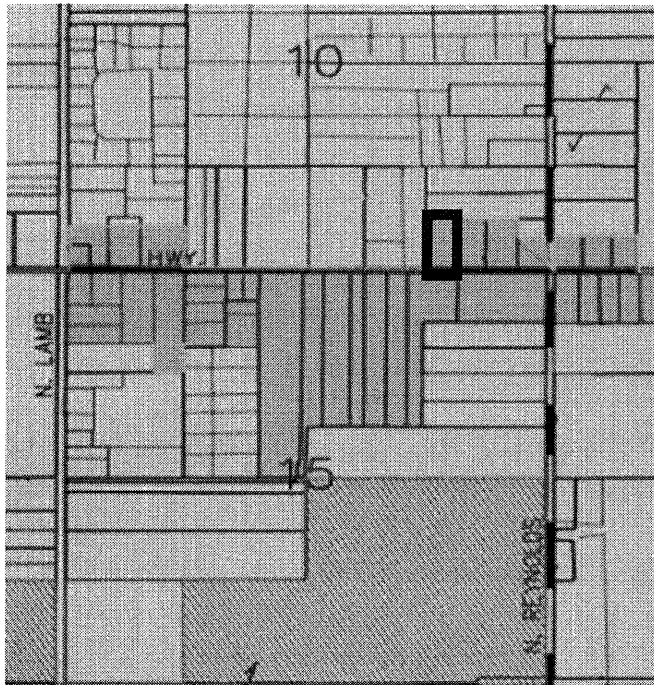
Date: May 12, 2021

RE: ZA #2- Rezoning Request for Thomas Eckel at 0 Honor Hwy, 10-08-010-026-30

Recommended Motion: To recommend approval or denial to the Township Board for ZA #2, Parcel No. 10-08-010-026-30

The applicant is requesting to rezone parcel number 10-08-01-026-03 at 18798 Honor Hwy from General Commercial (C-1) to Rural Residential (RR). This is a downzoning since the residential use is typically a less intense use than what would be allowed in the Commercial district. It was recently split into 2 parcels so the parcel lines on the map are incorrect. You will need to refer to the survey for the correct parcel dimensions.

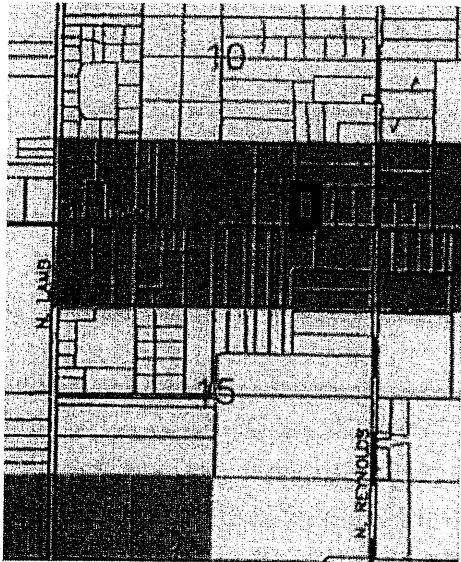
Zoning Map



Zoning District Comparisons

	Commercial	Rural Residential
Minimum Lot Size	1 acre	2 ½ acres
Minimum Lot Width	150 ft	200 ft
Setbacks	40 ft Front, 20 ft Side & Rear	40 ft Front, 20 ft Side & Rear

Future Land Use Map



Section 14.12.E of the Zoning Ordinance contains the standards to consider for rezoning requests.

Standards for Rezoning

A rezoning application shall not be approved unless the following standards are met.

1. The proposed map amendment shall be consistent with the goals, policies, and future land use map of the Inland Township Master Plan.
2. The proposed district and the uses allowed shall be compatible with the site's physical, geological, hydrological and other environmental features. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, and potential influence on property values and traffic impacts.
3. If rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, stormsewers, water, sidewalks, and road lighting.
4. Other factors authorized by law.

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231)946-2000
Fax (231)946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: JAMIE HOLMES

Printed at 06/03/21 13:00 by jholm

Acct #: 5078

Ad #: 568266

Status: New WHOLD WH

LEGAL NOTICE
Notice of Public Hearing

The Inland Township Planning Commission will conduct a public hearing Monday, June 21, 2021 at 6 PM at the Inland Township Offices at 19668 Honor Hwy, Interlochen, MI 49643 to consider the following zoning ordinance amendment:

ZA#02 To rezone the following 3.32 acre parcel from General Commercial to Rural Residential:

0 Honor Hwy, Parcel Number 10-08-010-026-30

Copies of the amendment are available on the Township website at inlandtownship.org or at the Township offices by appointment.

Individuals can make public comment or submit written comments, in person, at the public hearing. Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 19668 Honor Hwy, Interlochen, MI 49643 or PlanNorth45@gmail.com. Written comments submitted prior to the public hearing will be received until 5:00 pm, Monday June 21, 2021. Individuals planning to attend who require reasonable auxiliary aids should contact the Township Clerk at (231)275-6568.

June 5, 2021-1T

568266

Received
May 5, 2021

Inland Township
Benzie County
19668 Honor Hwy
Interlochen, MI 49643
(231)383-1229

Application for Zoning Amendment

Only completed applications with supporting information will be accepted.

Owner Name: THOMAS J. Eckel
Ann mikeseil-Eckel
Owner Address: 2365 Orchard Circle Dr., Apt. 1
Traverse City, MI 49686
Owner Phone Number: 231-620-7752 - Ann

Applicant Name (if different): same as above
Applicant Address: same as above

Applicant Phone Number: same as above

Are any conditions being voluntarily offered as part of this zoning amendment application: Yes* No

*If yes, please attach a detailed description of the conditions being offered as part of this application.

Rezoning

Property Address: 18798 Honor Hwy., Interlochen, MI
49643

Property Parcel Number: 10-08-010-026-03

Attach Legal Description

Current Zoning: C-1 Commercial

Proposed Zoning: R R Rural Residential

Future Land Use Designation: _____

Current Use of Property: TOM Eckel's Business

Text Amendment Automatic machine Products, LLC
and vacant Lot

Section(s) of Existing Ordinance to be amended (attached sections of current Ordinance): _____

Attach Proposed Text

Explain why this text amendment is being requested: _____

* Please see attachment

Affidavit:

The undersigned affirms that he/she or they is (are) the owner(s), or authorized agenda of the owner(s), and that the answers and statements herein contained and the information submitted are in all respects true and correct. In addition, the undersigned represents that he/she or they is (are) authorized and does hereby grant a right of entry to Township officials for the purpose of inspecting the premises and sues thereon for the sole purpose of gathering information regarding this request.

<u>Ann Mikisell-Eckel</u>	
<u>Tom A Eckel</u>	<u>4-28-2021</u>
Owner Signature (Required)	Date
<u>Tom A Eckel</u>	
<u>Ann Mikisell-Eckel</u>	<u>4-28-2021</u>
Applicant Signature	Date

* - attachment

April 28, 2021

Tom and I would like to live next to his place of employment, his shop. His shop now sits on 1.21 Acres. The new vacant land parcel sits on 3.32 Acres. Both pieces of property are currently zoned C-1 Commercial. We would like to build our home on the 3.32 Acre lot. We cannot get a loan from a bank to build a residential house, when the land is zoned commercial. Therefore, we would like to change the zoning on the 3.32 Acres to "rural residential."

The property adjacent to us on the West side is a residential home. Having another residential home side by side will add to the beauty of Honor Hwy.

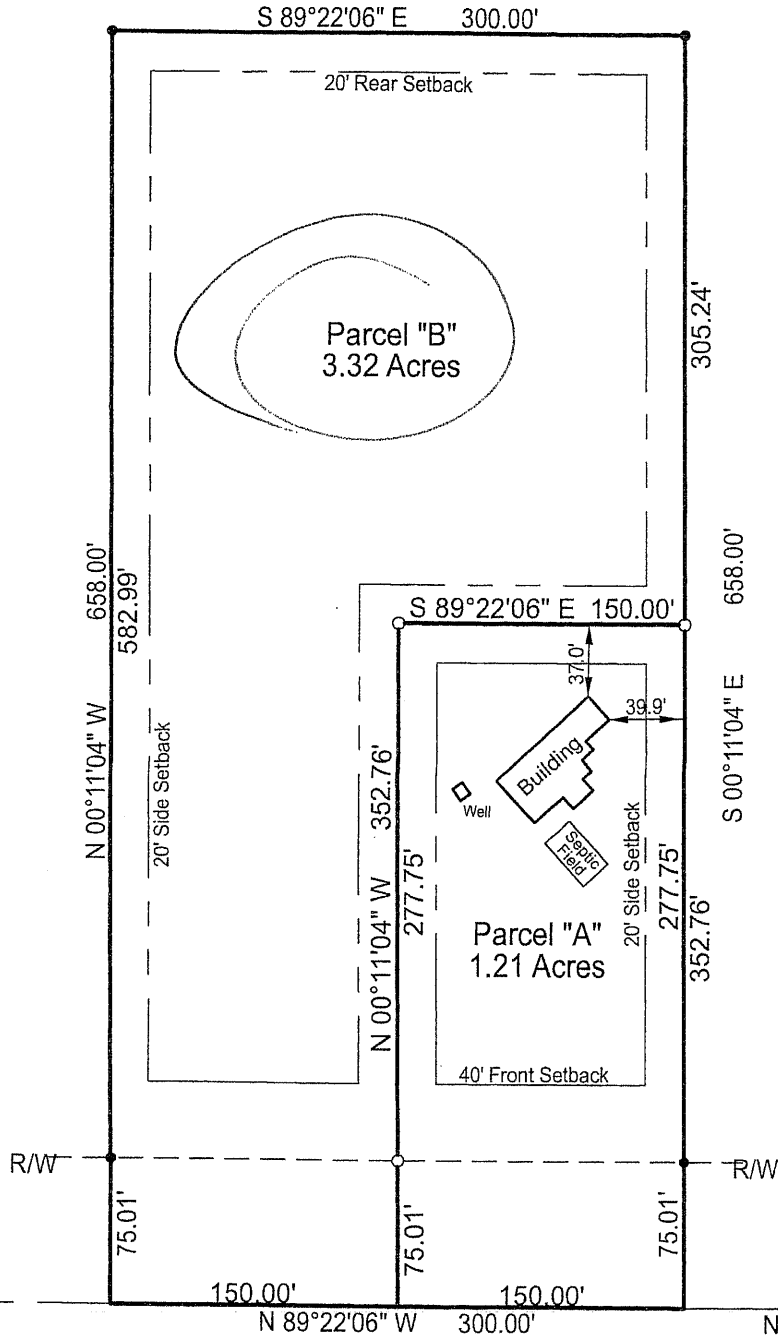
We sincerely appreciate your consideration in this matter.

Sincerely,

Tom J. Eckel
Ann Mikeseil-Eckel

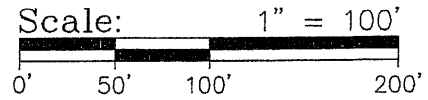
**Thomas J. Eckel
Ann Mikeseil-Eckel
18798 Honor Hwy.
Interlochen, MI 49643**

Certificate of Survey



Legend

- IRON FND
- IRON SET
- ▲ P.K. FND.
- △ P.K. SET
- ⊕ MONUMENT FND.
- (R) RECORD
- (M) MEASURED



SOUTH 1/4 CORNER
Sec. 10, T26N, R13W
County Monument
LCRC L. 2, Pg. 268

HONOR HWY. (U. S. - 31)

SOUTHEAST CORNER
Sec. 10, T26N, R13W
County Monument
LCRC L. 2, Pg. 269



I, Scott D. McLain, a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the hereon described parcel(s) of land;