

# Ossineke Township Planning Commission

February 20, 2024

## Minutes

**Planning Commission Members Present:** Kevin Grulke, Vic Patzer, Tim Wade, Amy Roznowski, and Denise Schultz.

**Planning Commission Members Absent:** None.

**Township Representatives Present:** Randy Fairbanks (Zoning Administrator), Tim Gulden (Township Attorney), and Denise Cline, NEMCOG (Township Planning Consultant).

**Public Present:** Cindy Besaw, Bob Besaw, Travis Smith, Janell Smith, Stephen Kozak, Andrea Karpinski, Kris Nowak, and Eric Cline.

1. **Call to Order:** Grulke called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance:** Pledge of Allegiance was conducted.
3. **Roll Call:** Roll call was taken.
4. **Adoption of Minutes:**  
Schultz read the minutes of the Ossineke Township Planning Commission Meeting of January 20, 2024. *Motion by Roznowski, Seconded by Wade, to approve the minutes of January 20, 2024. Motion carried.*
5. **Meeting Notice:** Schultz read the meeting notice.
6. **Letters from Property Owners:** Schultz read the letter from Jim and Carol Mattoon regarding the resort special use application.
7. **New Business:**

Grulke summarized the Finding of Fact report written by Cline and stated that all of the standards had been met. Grulke read the Appendix A Conditions for the Resort Special Use for 051-002-000-047-00.

Cindy Besaw, 9174 Clewley, addressed the Commission. Her comments are summarized as follows:

- Certain things were not addressed in the conditions report.
- Concerns about access. Planning Commission responded that the access is through the Smith's parents property.
- The conditions state that the resort is limited to four cabins but there is no mention of RVs and tents.
- Commercial building – she has a problem with there being no special use public hearing required. The reason for the public hearing is to notify neighbors in order to prevent nuisance to neighboring property owners. The Planning Commission clarified

that no commercial building can be built until it is approved by the Planning Commission. This will occur at a public meeting, but not at a public hearing. The only difference is that a public hearing requires a newspaper notice and notification of property owners within 300 feet. Gulden confirmed that it would not be a new special use, therefore a new public hearing is not required. But the approval would be done at a regular Planning Commission meeting.

- Even though a lot of people voiced their concerns, it seems like the Planning Commission was going to approve the use anyway. There should be more done to protect the neighbors.
- Indicated her cabin is only 20 feet from the road, so traffic affects her greatly. She feels traffic has not been addressed in the conditions. Could there be a limit of two vehicles per cabin?
- Indicated that other townships use an email list to communicate with residents (i.e. Wilson Township). Suggested Ossineke Township do the same.
- Patzer asked if the public would be opposed to the addition of cabins at the county park and the public responded they would not because there are more controls in place there.
- Can there be a limit on number of people allowed per cabin?
- Tents and RVs need to be addressed.

Steve Kozak, 9698 Clewley Road, addressed the Commission. His comments are summarized as follows:

- The Planning Commission did a good job on the write-up.
- What about fire extinguishers and fire blankets in addition to carbon monoxide detectors?
- A future meeting is needed for more discussion.

Andrea Kobinski, 9543 Clewley Road, addressed the Commission. Her comments are summarized as follows:

- She feels that the use will be very well supervised because Travis and Janell will be right on site to oversee it. They are not going to rent to people who cause a nuisance.
- It's a great way to invest.
- The Smiths will be concerned with what happens at the lake and will prevent problems.

Cline addressed the Commission and questioned whether they wanted any changes to any of the following topics brought up by the public:

- RVs and tents – The Commission did not want to add conditions. The definition of resort should preclude it from becoming a campground or RV Park. Rosnowski explained how it is policed by Airbnb. There was a discussion about the Smith's private use of the property with their own recreational equipment and wanting to make sure that the conditions don't

prohibit that. Also, they would not want to turn away property owners if they happened to drive up in their RV or if they wanted to set up a tent for their kids to stay in.

- Number of people per cabin – The Commission does not want to limit this. It is too hard to predict the size of families and they would not want to tell a larger family that they couldn't stay there.
- Fire extinguisher/fire blankets – After discussion, the Commission decided not to include this and to strike proposed condition #13 for carbon monoxide detectors. All of this is addressed in the building code.
- Number of vehicles/traffic – The Commission did not want to include limits on this due to the fact that people travel in different ways and it's difficult to predict how many vehicles they will arrive in.

*Motion by Roznowski to approve the proposed Special Land Use for a Resort at 051-002-000-047-00 on Clewley Road based on the findings of fact contained in Report #1-2024 with the following conditions: See Appendix A – Conditions. Seconded by Schultz. Roll call vote:*

*Kevin Grulke - aye*

*Vic Patzer - aye*

*Tim Wade - aye*

*Amy Roznowski - aye*

*Denise Schultz - aye*

***Motion carried.***

**8. Adjournment:**

*Motion by Roznowski, seconded by Schultz, to adjourn the meeting. **Motion carried.***

Meeting adjourned at 8:15 pm.

*Denise Schultz*

## Appendix A

### Conditions for the Resort Special Use for 051-002-000-047-00:

1. Prior to the commercial building being constructed and the use within the commercial building commencing, the applicant is required to receive approval for the commercial building and use from the Planning Commission. No new public hearing shall be required. The Planning Commission may require special conditions for said commercial use. Applicant shall submit the following:
  - a. Type of commercial facility including type of product or service offered.
  - b. Square footage.
  - c. Hours of operation.
  - d. Intended customer base – whether or not the facility will be open to the public or to resort guests only.
2. The approval shall be limited to four rental cabins.
3. All exterior premises shall be kept free from any accumulation of junk or garbage.
4. Provisions for trash disposal shall be provided. Trash shall be contained in properly sealed receptacles. There shall be no overflow that will be attractive to vermin.
5. Renters shall not trespass onto a neighboring property.
6. Pets belonging to guests/renters at the resort:
  - a. Shall be secured on the property or on a leash at all times.
  - b. Shall not be allowed to whine, yelp, bark, or howl for a period of ten (10) minutes or longer.
  - c. Shall not be left unattended.
7. Noise during quiet hours must be limited to that which does not disturb the quiet comfort or repose of a reasonable person of normal sensitivities. Quiet hours shall be consistent with the Ossineke Township Noise Ordinance: (Sun-Thurs) 10 PM – 7 AM and Fri & Sat 11 PM to 7 AM.
8. No person shall start or maintain a fire except within provided devices or locations. Fires shall not be left unattended and must be fully extinguished. Only clean, dry wood may be burned.
9. Fireworks of any kind are not allowed on the zoning lot except on days specifically permitted by 28.457 of Public Act 256 of 2011, Section 7(2), as amended.
10. Property owner shall notify the township in the case of a transfer/sale of property. All approvals and conditions shall transfer to any subsequent property owners.
11. Tenants are not allowed to use ORV'S or snowmobiles on the property.
12. Tenants shall be required to use the Beaver Lake Park if they want to use the lake.
13. The property lines by the cabins shall be marked so as to be clearly visible.
14. Building permits, plumbing permits, mechanical permits, electrical permits and sanitation permits are required, as needed.

## **Appendix A**

### **Conditions for the Resort Special Use for 051-002-000-047-00:**

1. Prior to the commercial building being constructed and the use within the commercial building commencing, the applicant is required to receive approval for the commercial building and use from the Planning Commission. No new public hearing shall be required. The Planning Commission may require special conditions for said commercial use. Applicant shall submit the following:
  - a. Type of commercial facility including type of product or service offered.
  - b. Square footage.
  - c. Hours of operation.
  - d. Intended customer base – whether or not the facility will be open to the public or to resort guests only.
2. The approval shall be limited to four rental cabins.
3. All exterior premises shall be kept free from any accumulation of junk or garbage.
4. Provisions for trash disposal shall be provided. Trash shall be contained in properly sealed receptacles. There shall be no overflow that will be attractive to vermin.
5. Renters shall not trespass onto a neighboring property.
6. Pets belonging to guests/renters at the resort:
  - a. Shall be secured on the property or on a leash at all times.
  - b. Shall not be allowed to whine, yelp, bark, or howl for a period of ten (10) minutes or longer.
  - c. Shall not be left unattended.
7. Noise during quiet hours must be limited to that which does not disturb the quiet comfort or repose of a reasonable person of normal sensitivities. Quiet hours shall be consistent with the Ossineke Township Noise Ordinance: (Sun-Thurs) 10 PM – 7 AM and Fri & Sat 11 PM to 7 AM.
8. No person shall start or maintain a fire except within provided devices or locations. Fires shall not be left unattended and must be fully extinguished. Only clean, dry wood may be burned.
9. Fireworks of any kind are not allowed on the zoning lot except on days specifically permitted by 28.457 of Public Act 256 of 2011, Section 7(2), as amended.
10. Property owner shall notify the township in the case of a transfer/sale of property. All approvals and conditions shall transfer to any subsequent property owners.
11. Tenants are not allowed to use ORV'S or snowmobiles on the property.
12. Tenants shall be required to use the Beaver Lake Park if they want to use the lake.
13. The property lines by the cabins shall be marked so as to be clearly visible.
14. Building permits, plumbing permits, mechanical permits, electrical permits and sanitation permits are required, as needed.