

**Arcadia Township Planning Commission**  
**DRAFT MINUTES**  
Regular Meeting  
**August 2, 2017 7:00PM**  
**Arcadia Township Hall**

**Meeting called to order at 7:00 p.m.**

**Commissioners present: May, Wisner, John, Kirk**

**Public present: 85 members of the public and Josh Mills (Zoning Administrator), Sharron May (Recording Secretary)**

**Motion that Chip May moderate meeting moved Wisner, seconded John, all ayes, motion passed.**

**Motion to approve agenda moved Wisner, seconded Kirk, all ayes, motion passed.**

**Motion to approve minutes of June 7, 2017 moved Wisner, seconded Kirk, all ayes, motion passed.**

**Business**

An organizational Meeting will be scheduled to appoint a temporary chair to fulfill Brad Hopwood's chair vacancy and term till December when new officers will be elected. Applications for the Chair position are due to Supervisor Janice Kramer by August 4, 2017.

**Public Hearing on Special Use Permit for the Proposed Swan Resort Site Plan opened.**

Jeff Cockfiend and Orin Campbell presented an overview of the proposed site plan on behalf of owner Paul Smith. This was followed by Commissioner questions and comments including details on how Zoning Administrator Mills worked with the architect to fulfill the definitions of the Ordinance (i.e. building was lowered 5 feet) and clarifications on safety issues, square footage and water table.

**Public Comment**

Jim Bloem stated that he has had water in his basement since June and is incurring costs of pumping water out of his house every 2 months. He cited that according to the Corps of Engineers we are in a 15-year high water period and if the water table comes up any higher the septic tanks wouldn't work.

There was a question about how much fill was used. Cockfield responded, 4 feet according to the geo-tech work. At the time of construction, they will make adjustments, if needed.

(Name inaudible) – How is the mezzanine going to be restricted to 10 people at a time?

Campbell, responding - it is marked on the wall and monitored by the Fire Marshall.

Albrecht – the two-lane gravel road was going to be dropped. What's the status? Cockfield responding, "It is."

Jerry R (last name inaudible) was concerned about on street parking and ambulance/fire truck access.

Richard (Alles? Last name inaudible) , Louisa (last name inaudible) and other unidentified public commented on traffic concerns, summer traffic, supply trucks, on street parking concerns and that parking should be provided on the property.

Cockfield responded that the township requested the on street parking. Mills responded that the township has a lot of flexibility. This can be negotiated. It was done in the spirit of minimizing hard surfaces.

Louisa (G? Inaudible last name) - What is the process of integrating our feedback?

Mills – During the Public Hearing and Site Plan review process.

Franco Morano – According to Section 12, the site plan has to be reviewed. Is a parking lot allowed? On the application you have total square feet of 4500 feet. That's more than 4500 square feet.

Cockfield responding - We are allowed to fill; the square footage is under 4500.

Unidentified member of the public – We have some different versions of what's going to happen. You said we were not going to have an intersection across Starkey Road. Now we are. That's not good.

Paul Smith - We will work with the Planning Commission to resolve that. Maybe we can do something about that intersection.

Norm Ulbrich – What kind of shakes our confidence in this project is the Section that will be public. We should have some agreement on it beforehand instead of working it out later.

Janet Rich – It would be nice to have something classy. I work for the Fire Department and we manage to get down to the camp with fire trucks. I think it's a good thing.

Bill Beck, Starkey Road – I'm confused because I heard that all issues would be resolved before the Special Use Permit was allowed. Now I heard that we want to get it approved with conditions. Is it a hard and fast rule to approve with conditions or after the conditions are met with such things as the road, groundwater and height? It would be nice if it could be approved after the conditions are met. We have seen projects come and go, Arcadia Highlands for one. They emerge, get started and stop. Is there anything we can do to assure that we aren't starting something that will stop? You have the greatest intention but we live here from November to April and there aren't a lot of people here.

Catherine M (last name inaudible)- Do we really care if they lose? It doesn't cost us anything. Are you worried about safety or too much traffic on Starkey Rd.?

Tom Mercer – What's the distance between the established water table and the basement floor? Bluhm interjected with a remark about the water table. Mercer responding, "How many of your neighbors have wet basements?"

Joe Fredrick to Orin Campbell –How are you going to accomplish fire prevention, mechanical, etc. in 2 feet? Campbell explained in technical detail.

Louisa G (Last name inaudible) We support you. As the thing starts to happen we hope you will continue to accept feedback from us.

Shirley Neimi – In the beginning I thought there was more than a restaurant. Cockfield responded that the second floor has 8 living units. Shirley: If there is a marina or docking would we come back here? Cockfield, responding: Absolutely.

Unidentified member of the public: We need to do a traffic study to plan for 75 people leaving from church. Cockfield responded: A project of this size doesn't warrant a traffic study.

Billie Campbell, 4th street – Is there any guarantee that this building won't be left half complete?

Mills – the Planning Commission can implement a performance guarantee.

Lynn Brown understands the environmental concerns. How is this really going to be a 'jewel'? Paul Smith responded: The restaurant and staff will employ 35-50 people. Campbell added that the boardwalk is going to be an asset to the community.

Bill Beck- the bond would cover utilities, not the project itself. Mills responded by referencing pg. 19-7 of the Ordinance.

Wisner explained the administrative process.

An unidentified member of the public asked about the estimated range of the project's cost. Campbell responded that the definitive cost would be dependent on interior and other yet to be determined factors.

Smith was questioned about and confirmed that the resort will not be open year round, initially.

A question about whether the Planning Commission is able to grant the permit but not the entire thing (example: resolving the Starkey Road issue). Mills responded that it could have conditions.

Paul (inaudible)- how do you intend to address and make available the questions posed during this hearing? Wisner responding - A copy of the minutes will be available in the town hall.

Cockfield added: We are willing to hash these things out tonight.

Catherine (? Last name inaudible) - What are the pros and cons? Has there been an issue with traffic? What is the problem with Starkey Road right now?

Paul Smith responding to a question called out about an easement issue - The township attorney has looked into the easement and whether the township has any say. This is between two landowners. The easement needs to be defined. I can't push the DEQ or Corps of Engineers and I cannot make a decision until they approve it. I don't think an issue between two private entities should hold up the project.

Unidentified respondent: You have not addressed one issue on that draft so we can work on it.

Smith - They want a 40-foot easement. I won't do it. The road is going to be better and wider than it is now.

An unidentified member of the public called out "Why did you cut down trees?"

Smith - Everything that we did was provided to the DEQ beforehand. Many of the trees were standing dead or ash trees. We are going to plant trees.

Emily P- I understand the removal of ash, but how about the removal of living mass without a buffer in place or consideration of the wetland?

Smith - That doesn't apply to this process.

Connie O – where is the septic system going to be? Cockfield pointed it out on the drawing.

Louisa (Last name inaudible)- This process of communication is good. As far as the emotions that people have about the development, when things happen without explanation or reason, then that's what you get.

Judy Remmert, Hotel Frankfort – I don't live here but wanted to give some perspective. My business has a restaurant and 17 hotel rooms. The demand is definitely there. I am at 99% capacity now and 35% capacity in the winter, which I'm happy about. Cruising isn't an issue. At my peak I employ 30 employees. The guests are quiet and cordial. This project is ½ the size of mine.

Catherine (Last name inaudible), First St. - Besides the parking and water, does anyone have any other questions?

Unidentified member of the public - Thank you for holding this meeting.

Chip May to Smith - Can you paint a picture of your vision for what this looks like in Arcadia?

Smith – The Arcadia Bluffs golf course did very well and they're growing. I want to create something like that, so when people talk about the Swan they have that same kind of pride in the quality and uniqueness.

**Motion to recess Public Hearing until August 9, 2017 at 7:00 P.M. moved Wisner, seconded John, all ayes, motion passed.**

Discussion: There will be an opportunity for more public comment as well as a discussion about the vacant chair position. The township attorney will be there to help with deliberations. The public was invited back next week.

Unidentified member of the public called out - What about the violation? Smith responded: There is a notice of *possible* violation.

**Work Session – None**

**Public Comment**

Todd (? Last name inaudible) – When Arcadia Bluffs came was there any kind of a study done on traffic impact there? They cut down acres of forest vs. a few trees. I don't understand.

**Motion to adjourn moved Wisner, seconded John, all ayes motion passed. Meeting adjourned at 8:35 p.m.**

**Recessed Public Hearing: August 9, 2017 at 7:00 P.M.**

**Next Regular Scheduled meeting: September 6, 2017 at 7:00PM**