**Arcadia Township Planning Commission**

**Regular Meeting and Public Hearing**

**Draft Minutes**

**November 1, 2017**

**Arcadia Township Hall**

**Present:** Planning Commissioners Gilbert, Spence, Wisner, Urban, Marano. Quorum present.

Jeff Cockfield (Architect), Ed Roy (attorney), Sharron May (Recording Secretary) and 17 members of the public.

**Motion to open meeting moved Wisner, seconded Spence, all ayes, motion passed.**

Discussion: A motion to open the meeting was required as there was no chair as yet appointed to the Planning Commission.

**Motion to appoint Spence as chair moved Wisner, seconded Gilbert, all ayes, motion passed.**

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

**Motion to approve minutes Moved Urban, seconded Wisner, all ayes, motion passed.**

**Discussion of Conflict of Interest Disclosure**

According to Section 3.7, paragraph B, Item #4, Wisner will be recusing himself in the discussion and vote concerning the Swan B&B site plan approval.

**Swan Resort Site Plan Review**

Upon review of Section 19.07 Standards for Approval, Items A-I, it was determined that all standards were met. Upon Review of Section 19.08 Standards for Approval, conditions were proposed.

**Motion moved by Wisner, seconded by Urban to approve site plan with the following conditions:**

1. **A performance bond of $20,000 provided for sidewalks on Lake Street and First Street.**
2. **Construction fencing and berm removed no later than the issuance of the Certificate of Occupancy;**
3. **Compliance with other local, county, state and federal regulations**
4. **Final landscaping plan coordinated in partnership with township officials**
5. **The township has the authority to complete sidewalk west of Starkey road west to Sunset, in the event the developer does not complete that sidewalk segment.**
6. **That the developer by some document of conveyance transfer the land area upon which the sidewalk runs to the township or other appropriate governmental entity.**

**Roll call vote: Gilbert: aye, Spence: aye, Wisner: aye, Urban-aye, Morano-aye. Motion approved.**

Discussion: the township’s proposed a mechanism for maintaining connectivity and public access along the lake boardwalk, such as a quitclaim deed. Ed Roy, legal counsel for the applicant, suggested that he meet with Mills and the township attorney to craft the language. Cockfield suggested that some public use of the walkway might be discouraged during private events. A quitclaim deed would ensure that the sidewalk remains open for public use. Cockfield suggested that the overflow parking plan included expanding to the north or land on the other side of the sidewalk.

For the record, it was noted that the chair initialed the site plan revised as of August 2, 2017.

**Swan B&B discussion.**

Commissioner Wisner recused himself from this portion of the meeting. Jeff Cockfield presented an amended application that included two additional units to the second and third floor of the garage. He requested that a public hearing be scheduled to review this along with an overflow parking area.

**Motion to schedule a public hearing for the Swan Bed & Breakfast at the next Regular Meeting on Dec. 6, 2017 moved Urban, seconded Gilbert, all ayes, motion passed.**

Discussion: Urban asked if there is documentation that the sewer system is able to accommodate the additions. Cockfield will verify. Morano asked if the garage would be considered an accessory building, as there are no living quarters allowed in accessory buildings. Cockfield deferred to Mills.

**Public Comment**

**Gerald Linn**– What is happening with the northwest corner of Lake St. and Starkey Road? That whole bunch of sand got dumped down in there. Originally it was going to be a parking lot, and then the DEQ put a halt to it. Last time I was at a meeting, they got a second notification about not addressing the issue. I’m curious where that stands at this point.

**Wisner, responding** – I have received no update.

**Gilbert**, responding - Right now it is waiting for Barry Peterman of the DEQ to review the wetlands and finish the process.

**Motion to adjourn moved Wisner, seconded Urban, all ayes, motion passed.** Meeting adjourned at 7:52.