

**Township of Arcadia
Planning Commission Minutes
March 7, 2024
Regular Meeting**

Call to Order: 7:00 pm

Roll Call: Hopwood, Berkshire, Kluesner, Westgate, Opdyke

Approval of Agenda: U/C

Approval of Minutes: February 1, 2024

Public Input – Agenda Items Only: None

Business

- **“The Dozen at Arcadia Bluffs”**
 - Public presentation of project by architect Mark A. Oppenhuizen
 - Neighbors of golf course project expressed concerns regarding the impact of the project to natural habitat and wildlife
- **Conflict of Interest review**
 - Conflict of Interest declared by Shannon Westgate regarding business relationship with Arcadia Bluffs for supplying worker housing for various projects at Pleasant Valley Resort – Recused from discussion and voting
- **Presentation of site plan summary**
 - Jodie Lynch from Manistee Planning Department declares that site plan satisfies all requirements and includes request for 3 exemptions:
 - Cottages 5-8 to be constructed in Phase 2 within 5 years
 - Flexible placement of irrigation wells
 - Adjustable size and shape of well house buildings
- **Public Hearing: SLUP Application for “The Dozen at Arcadia Bluffs”**
 - Called to Order 7:36 pm
 - Adjourned 7:37pm
- **PC deliberations: “The Dozen at Arcadia Bluffs” SLUP Application**
 - Motion by Berkshire, supported by Opdyke to approve the Site Plan submittal for “The Dozen at Arcadia Bluffs” without condition and with exception of 19.8 TERM OF FINAL SITE PLAN APPROVAL/CONFORMITY TO APPROVED FINAL SITE PLAN/REVOCATION OF FINAL SITE PLAN APPROVAL. The expiration date for “Phase Two” cottages 5-8 and the future Par 3 course shall be 5 years after the date of approval, subject to the approval process prescribed in 20.5 (2) & (3). Further, with flexibility regarding exact well and well house placement and design, subject to the approval process prescribed in 20.5 (2) & (3).
 - Yes: Berkshire, Kluesner, Hopwood and Opdyke
 - Abstained: Westgate

- Motion by Berkshire, supported by Kluesner to approve the Special Land Use submittal for “The Dozen at Arcadia Bluffs” without condition and with exception of 20.5 COMPLIANCE WITH APPROVAL/LAPSE OF APPROVAL/CHANGES TO APPROVED SPECIAL LAND USE. The Special Land Use expiration date for “Phase Two” cottages 5-8 and the Par 3 course shall be 5 years after the date of approval, subject to the approval process prescribed in 20.5 (2) & (3). And flexibility regarding exact well and well house placement and design, subject to the approval process prescribed in 20.5 (2) & (3).
 - Yes: Berkshire, Kluesner, Hopwood and Opdyke
 - Abstained: Westgate
- **House Bills 5120, 5121- The Michigan Clean Energy and Jobs Act**
 - Planning Commission will not at this time be moving forward with making recommendation for opt-in
- **“Arcadia Island”**
 - Owners of the property will be requesting a zoning amendment
 - Received “buildable site” from EGLE

Public Comments: Neighbor of golf course project asked for project to be sensitive to the impact of the project to natural habitat and wildlife

Adjourn: 7:55 pm

Next Regular Scheduled Meeting: April 4, 2024, 7:00 pm