

Arlington Township
Planning Commission
52022 34th Avenue
Bangor, Michigan 49013
269.427.7300

Wednesday, July 30th, 2025,

6:00 pm

- **CALL MEETING TO ORDER: 6:02 p.m.**
- **PLEDGE OF ALLEGIANCE**
- **THE PLANNING COMMISSION WELCOMES OUR NEWEST MEMBER TONY STOCCHIERO!!**
- **ROLL CALL**

Tony Stocchiero ___Y___ Peggy Douglas ___Y___

Jeff Douglas ___Y___ Matt Butler ___Y___ Ron Klein ___Y___

- **APPROVAL OF AGENDA: MATT-MOTION TO APPROVE, RON SUPPORT**
 - **VOTE ALL: YES**
- **APPROVAL OF MEETING MINUTES: 06-4-2025**
 - **MEETING MINUTES REVIEWED**
 - **MATT-MOTION TO APPROVE, PEGGY SUPPORT**
 - **VOTE: ALL YES**
- **OPEN PUBLIC HEARING: ON AGENDA ITEMS-interactive questions addressed.**
 - Is there Documentation of fire department access? No. Action: Chief Babcock was contacted by the time these minutes were transcribed.
 - Will the cabin resort be building a boat launch on south scout Lake? No. Mr. Granat does not own lake front property, and no boat launch will or can be built.
 - Is it a campground? No. the six structures are defined by the State as Resort Cabins and fall under local jurisdiction. Resort Cabins are not governed by P.A. 368 as described by EGLE in supporting documentation
 - Clarification was made that previous at PC meetings adjacent property owners approved of the Resort Cabin request.
 - Will the number of Resort Cabins be limited by the SUP? Yes. The number of Resort Cabins is limited to six. ANY future change in the Sketch Plan must be presented to the township for evaluation.
 - Are Resort Cabins permitted in an Agricultural District? Resort Cabins are not mentioned in the township ordinances either the 2012 Draft nor Ordinance No.

2020-02, Section 3.09 which redefines the Schedule of District Regulations for the Agriculture District. Under 3.09 (E) Uses Subject to Issuance of a Special Use Permit.

- 9. Recreational and primitive campgrounds, including travel trailer parks consistent with the requirements of the state of Michigan and Van Buren County;
- Since the Resort Cabins are not included in P.A. 368 and as further clarified by EGLE (see supporting documentation) fall to local government. Our analysis indicated that Resort Cabins should be defined and added to Section 3.09 (E) (9).

- **Parcel # 80-03-012-012-00 Krzysztof Granat, 46311 28th Av Bangor, MI 49013**

- **Resort Cabin SUP Request**

- Public comments will be limited to 3 minutes.
- Please provide your name and direct the board with all questions and comments.

- **STEP 1. Sketch Plan Review**

- The basis for reviewing a sketch Plan was described.
- Members of the PC asked a wide variety of detailed questions regarding:
 - Landscaping, forest/tree removal
 - Waste and refuse disposal
 - Drainage, placement and use of current structures
 - Road access, location of all utilities especially regarding water and septic as plumbed to the Resort Cabins.
 - Parking and occupancy
 - Permit applications were reviewed
- In addition, the PC went through the requirements of the plan as per Article V,5.02 (D).
- Comments and discussion were closed.
- **JEFF-MOTION TO APPROVE THE SKETCH PLAN AS PRESENTED, MATT-MOTION SUPPORTED**
 - **CALL FOR DISCUSSION. NO FURTHER DISCUSSION**
 - **ROLL CALL VOTE: TONY-YES, PEGGY-YES. JEFF-YES, MATT-YES, RON-YES**
 - **MOTION CARRIED**

- **STEP 2 SPECIAL USE PERMIT REVIEW**

- Mr. Garnat and his son described the seasonal and daily operational protocols and procedures of the six Resort Cabins including: number of occupants, hours of operation, and emergency procedures and protocols.
- The PC following Article XII, Sec 13.01 (D) went through the Standards for Granting Special Use Approval querying the Applicants.
- Since there is a question regarding a conflict in the yearly renewal requirement for an SUP in an AG District between the 2012 Ordinances and the 2020-02 Amendment, the PC was very clear that ANY change in the Sketch Plan must be reported to the Township. Unless so modified by the Board upon presentation of a PC recommendation.

- Comments and discussion were closed
 - JEFF-MOTION TO APPROVE ISSUING A SPECIAL USE PERMIT AS PRESENTED, TONY-MOTION SUPPORTED,
 - CALL FOR DISCUSSION. RON-TO CLARIFY FOR THE APPICANTS, PLEASE UNDERSTAND, THE PLANNING COMMISSION RECOMMENDS ACTIONS TO THE BOARD OF TRUSTEES. THE FINAL DECISION RESTS WITH THE BOARD.
 - DISCUSSION CLOSED.
 - ROLL CALL VOTE: TONY-YES, JEFF-YES, RON-YES, PEGGY-YES, MATT-YES.
 - MOTION CARRIED.
 - Ron to draft recommendation(s) for review.
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- Master Plan Future Meeting: to be held Wednesday, August 13, 2025 @ 6pm
 - BIRTHDAY TREATS PROVIDED BY SUZANNE
 - ADJOURNMENT 7:10

Respectfully submitted,

Ronald D Klein

Ronald D Klein, Ph.D., J.D.

Trustee

Secretary/ *ex officio*

Arlington Township Planning Commission