

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

Tuesday, November 25, 2025, 6:00 pm

- **CALL MEETING TO ORDER 6:02**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**

Jeff Douglas Y Peggy Douglas Y Ron Klein Y

Tony Stocchiero Y Matt Butler Y _____

- **APPROVAL OF AGENDA, as corrected: motion to approve Matt, support Ron (approved unanimous)**
- **APPROVAL OF MEETING MINUTES:** 09-03-2025 -postponed to quarterly meeting.
- **PUBLIC COMMENTS ON AGENDA ITEMS**
 - Comments will be limited to 3 minutes.
 - Please provide your name and direct the board with all questions and comments

Several residents on Woodland Drive commented:

1. Property has been used as retreat
2. There have been issues with owners including a damaged fence, speeding on Woodland-narrow Road limit is 10mph on private road section of Woodland.
3. IF approved as a BnB there are food and safety issues with the State.
4. The Scott Lake have several short-term rental "homes". The LORENTZ LAKE HOUSE north of the Beck property (Woodland Drive) has been operating for years as a short term rental and recently had seven cars (out of state?) parked in front. This property is in an AG District and likely nonconforming. Are these legal on South Scott Lake? (Note in the AG District short term rentals are exemplified by Airbnb, the other rental classification is a commercial Bed and Breakfast Inn.)
5. Road (private) is crushed asphalt, paid for by residents. Tourists, especially Lorentz Lake House by speeding tear up the road.
6. Not in best interest of lake.
7. Mrs. Funke-the intent of the 2020 ordinance-special use AG district. Was to allow as special use Bed and Breakfast Inns, i.e. a residence or inn offering overnight lodging and a morning meal provided. Other rentals were not envisioned except for a short-term rental facility e.g. Airbnb.
8. **Parcel # 80-03-001-006-10**
Scott & Shantel Beck
47764 Woodland Dr. Bangor, Mi 49013 Bed and Breakfast SUP Request

Mr. Mike Haarer (for owner Scott and Shantel Beck), Executive Director of Journey to the Well, Inc., a nonprofit organization devoted to providing faith-based therapeutic retreats

focused on healing, personal growth and relational restoration presented an application for a SUP to operate a bed and breakfast at their property located on South Scott Lake.

Analysis:

This property is located on the private road portion of the west end of Woodland Drive. The road is narrow, with a 10-mph speed limit and paved with crushed asphalt financed directly by residents. The property address consists of two parcels. Parcel-15 west and is transversed by Woodland. This parcel is 0.64 acres and has 108' of road frontage and a ~2,880 square foot storage barn. Across Woodland Drive (east) is parcel-10 the location for the proposed bed and breakfast. This parcel is 0.6 acres with 98 feet of road frontage, the front yard distance is 0 feet, north side yard 13', south side yard 0' and back side yard (to the lake) is 204'. Both parcels are in an agricultural district.

As per Arlington Township ORDINANCE NO. 2020-02

Agricultural District Regulations

Minimum Lot Area and Frontage Width: Two (2) acres; two hundred (200) feet of frontage

Minimum Yard Dimensions: Thirty (30) feet front yard; Forty (40) feet side yard; Forty (40) feet rear yard.

Conclusion: The subject parcel is nonconforming and issuing an SUP is not allowed.

The Commissioners suggested that the Applicant explore seeking a variance for the subject parcel and the issue of a zoning Compliance Permit. The Applicant was informed if a variance was granted an SUP would have to go through a formal evaluation process.

The Commissioners indicated this matter be tabled pending further review.

**Motion to table the SUP application of Beck's (Journey to the Well, Inc)-Ron, support Jeff.
Approved (unanimous)`**

PC Discussion: from public comment there may be over six commercial rentals on non-conforming properties on the Scott Lakes. The Lorentz Lake House property is immediately north of the Journey to the Well property in an AG district and is likely non-conforming.

- **FUTURE MEETING DATE 12/3/2025 Quarterly**
- **ADJOURNMENT**

Motion to adjourn-Matt, Ron-support Approved (unanimous)
Meeting adjourned at 7:06 pm

Respectfully submitted,

Ronald D. Klein

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

Ex officio

Trustee, Arlington Township