

Evangeline Township Planning Commission
02476 Wildwood Harbor Road, Boyne City, MI 49712
May 16, 2023, Regular Meeting

Approved: June 20, 2023

1.0 Call to Order and Roll Call:

Meeting called to order at 5:30 p.m. by Chair Cortright.

Roll Call:

Present: Chair, Rod Cortright; Secretary, Rachel Swiss; Member, Larry Taylor; Member, Jeff Langhart

Excused: Vice Chair, Steve Smith

Staff: Planner/Zoning Administrator, Bonnie Shunatona; Recording Secretary, Sara Christensen; Township Attorney, Peter Wendling

Guests: Mr. & Mrs. Jim Habasco; Todd Wright and Nate Farran (Outstay campground); Derek Shankland (Stiggs Brewing); Joel and Sarah Paga, 03200 Sayles Road; Jeff and Nancy Belford, 03665 BC-Charlevoix Road; Mr. & Mrs. Casey Jaskiewicz, 2549 Boyne City Road.

2.0 Declaration of any Conflicts of Interest Concerning Agenda Items: None

3.0 Approval of Meeting Minutes:

Motion by L. Taylor to approve the April 18, 2023 Regular meeting minutes as presented, seconded by J. Langhart: vote all ayes, motion carried.

4.0 Citizens Comments on Non-Agenda Items: Jim Habasco asked if a decision on the recent ordinance amendment has been made. Chair Cortright stated that the Ordinance was adopted last Tuesday as it was presented at the Public Hearing. It will be published and updated on the Township website before the end of the month.

5.0 Advertised Public Hearings:

5.1 Special Use Permit; Case# PC2023-03; Campground; Jordan Leasing, LLC; 2575 Boyne City Rd

Chair Cortright noted the procedure for a Public Hearing and invited Planner/Zoning Administrator, Bonnie Shunatona to share a summary of the project planned for 2575 Boyne City owned by Todd Wright.

Todd Wright was invited to make a presentation and he shared an overview of the campground, sites, amenities, and partnership with Stiggs Brewing to operate a brewhouse on the property. He introduced his son-in-law Nate Farran as the Campground Operator, and described a planned relationship with TOMMBA, Top of Michigan Mountain Bike Association, to create bike trails on the property.

Chair Cortright then open the floor to the public. Joel Paga of 03200 Sayles Road noted his property borders the upper portion of the campground property where tree house structures are planned. He is concerned about fire-danger due to dryness, wind, etc. His second concern is for his extensive trails on his private property. And his third concern is sound. Mr. Wright was invited to respond to Mr. Paga's concerns. Mr. Wright stated in response to the fire concern, when the treehouses are constructed, the understory is cleared around the campsite and no woodstoves will be in the treehouses. Any fire rings installed will be DNR approved and an appropriate area will be cleared around the fire ring. He is also open to the idea of looking at a chiminea type fire pit to offset this concern. Regarding the property boundaries, they intend to post clearly marked campground boundary signs. Mr. Wright invited Mr. Paga to bring any concerns to them in the future. Regarding noise, Mr. Wright stated that the entire

campground will have a 10:00 p.m. quiet time, there will be a campground manager on-site 24-7, and the Charlevoix County Sheriff's department will be utilized if necessary. It was also noted that activity in and around the brewery (food trucks, etc) will adhere to the 10:00 p.m. quiet time as well. Derek Shankland, representing Stiggs Brewery, noted that brewery production is the primary activity with the brew pub being secondary.

Jeff Belford of 03665 BC-Charelevoix Road stated his concern about smoke from the firepits and guests trespassing. He noted that when the property was used for the Zipline business, people came on his property. Mr. Belford also inquired about any planned deceleration lanes. Mr. Farran said they will look into the Solo Stove which is a smokeless firepit and he stated that the campers they are targeting are a different demographic than the Zipline and they are creating many features to keep people on their property. Mr. Farran also stated that a list of rules will be provided to all incoming campers and expectations that they stay within the property boundaries will be included. Mr. Wright stated that deceleration lanes are still to be discussed with the Charlevoix County Sheriff's department and the Charlevoix County Road Commission.

Joel Paga stated that gas fireplace sound like a great idea for up top.

Nancy Belford stated that gas fireplaces around the entire campground would be preferable.

Casmir (Casey) Jaskiewicz of 2549 Boyne City Road shared his concern for the drain field. Mr Wright showed on a large map that the original planned drain field has been moved and there will now only be one drain field that is 120' from Mr. Jaskiewicz's residential well. He also noted were pine trees will be shifted from the open space to create a buffer between the two properties. Mr. Jaskiewicz shared his concern regarding activities around the brewery patio. Mr. Wright noted that the entire patio and lawn area will be fenced in. Mr. Jaskiewicz noted that he would like to see a 9:00 p.m. curfew for the brewery patio so that any outdoor music stops by 9:00. Mr. Jaskiewicz shared his concern about water consumption and asked if there is a possibility of the brewery exceeding their 10-barrel capacity. Concerned about the water consumption. Mr. Shankland stated that the goal of 10-barrel brewhouse would take about five years to work up to.

Nancy Belford asked if there is future expansion of the footprint of the brewery planned. Chair Cortright noted that any physical expansion of the building would need to come back to the Planning Commission for approval. Mr. Shankland stated that if Stiggs wants to increase their output, they would brew more days of the week and/or brew multiple shifts per day.

Sarah Paga asked if there will be any kind of noise that comes from the brewery. Mr. Shankland stated that all of the brewing operations are inside the building. The only outside noise he can anticipate is back-up beeping from delivery trucks. She asked if there are plans for future growth of the number of campground sites. Mr. Wright noted the limiting factor is the on-site septic system requirements and he doesn't foresee being able to go over the existing number. She also inquired about the type of year-round camping that is expected. Mr. Wright noted that a limited area of the campsite will be designated in addition to one restroom facility that will be winterized for year-round activity. They project 2-3% occupancy in the winter versus 90+% during peak time. She asked what the plan is for the ziplines currently on-site and Mr. Wright said they will be coming down. The hiking trail observation area deck will remain but the trails have not been laid out yet.

Jim Habasco asked about the on-site service building and Mr. Wright said it will be used for storage of campground equipment (picnic tables, etc and dry storage for brewery) with electric and no plumbing.

Chair Cortright closed the public comment portion of the Public Hearing and called a five-minute recess. All guests exited the meeting except representatives from the campground and brewery.

Chair Cortright reconvened for Planning Commission discussion. He stated that there is a dimensional requirement of 300' of road frontage required for commercial use on the Boyne City-Charlevoix Road. Mr. Wright noted this is a large parcel with smaller road frontage (287') because of the way the road runs. Chair Cortright shared with the Planning Commission the intent of the provision for 300' of road frontage in the ordinance was to not get in the situation of small existing parcels to be turned into commercial lots.

Attorney, Peter Wendling stated that dimensional variance requests must go through the Township Zoning Board of Appeals (ZBA). He said that today's hearing discussion can continue, but any approval of the brewery's commercial activity must be conditional on ZBA granting a dimensional variance for the road frontage requirement under Section 5.07.21.A.

The Planning Commission discussed each of the concerns brought up during the public comment portion. First was the fire and wind issue. The possibility of installing Solo Stoves on the upper campsites was discussed. It was determined that propane is not really a 'more safe' option than having a DNR approved firepit. Regarding sound, it was determined that approval be contingent upon a 10:00 p.m. quiet time being enforced. Regarding potential trespass issues, it was determined that boundary signs shall be required in areas where trespass may occur. Regarding a deceleration lane, a long discussion took place about the concern for safety of campground visitors crossing the busy road. Mr. Wright noted they are looking into crossing sign options to make getting across the road more safe. After lengthy discussion, it was determined that any Planning Commission approval would include a condition for the road commission permit approval.

Chair Cortright noted receipt of a letter from a Township resident regarding concern for campers overcrowding Kim Park. After brief discussion, it was determined that the Planning Commission does not see this as a concern because Kim Park is open to all public, not just Evangeline Township residents.

Chair Cortright led the Planning Commission through the Findings of Fact Site Plan Review for a Special Use Permit and B. Shunatona noted each response on the form presented. (Attachment A)

Motion by L. Taylor to accept the findings of fact as presented, seconded by R. Swiss: vote all ayes, motion carried.

Motion by R. Cortright, based on the findings of fact, and with the conditions listed above, the Site Plan Review and Special Use Permit for this 84-site Campground with 10-barrel brewery and taproom, located at 2575 Boyne City Road be approved, seconded by L. Taylor. Roll call vote: Larry Taylor – Aye; Rod Cortright – Aye; Jeff Langhart – Aye, Rachel Swiss – Aye and Steve Smith – Absent. Motion carried.

6.0 New Business

6.1 Site Plan Review – Waterfront Parcel on Walloon Lake; Hurand PC2023-04

Chair Cortright noted this is a Class B Nonconforming structure and the Ordinance allows for a deck expansion up to 10% of the building square footage with the installation of a 50' waterfront buffer strip. Chair Cortright and B. Shunatona went out to the property recently and took the photos presented tonight showing trees and approximately 10' of low-growing shrubs.

Motion by L. Taylor based on the site plan, the deck exceeds the maximum extension requirement, and the planting plan does not meet the waterfront buffer strip minimum requirement, seconded by R. Cortright: vote all ayes, motion carried.

7.0 Unfinished Business-None

8.0 Reports, Communication, Commissioner Comments-None

9.0 Staff Reports

9.1 Planner/Zoning Administrator Report

Planner/Zoning Administrator B. Shunatona referenced the April Staff Report in tonight's meeting packet. There were no Planning Commission questions.

10.0 Next Meeting: The next meeting of the Planning Commission will be a Regular Meeting on June 20, 2023 at 5:30 p.m. at the Evangeline Township Hall.

11.0 Adjournment: Meeting adjourned at 8:33 p.m. by Chair Cortright.

Submitted By:



Sara Christensen, Recording Secretary

**EVANGELINE TOWNSHIP PLANNING COMMISSION
SPECIAL APPROVAL – SITE PLAN REVIEW – SPECIAL USE**

DECISION AND ORDER

Applicant/Authorized Agent: Todd Wright
Hearing Date: May 16, 2023
Owner: Jordan Leasing, LLC

PROPERTY DESCRIPTION

Parcel #: #015-005-021-005-35
Address: 2575 Boyne City Rd., Boyne City, MI 49712

PARCEL: COM AT N1/4 COR SEC 21 T33N R6W TH E AL N LI OF SD SEC 21 S89DEG50'50"E 165.22FT FOR POB TH CONT AL N LI SD SEC S89DEG50'50"E 496.38FT TH S00DEG00'20"W 1317.76FT TH S89DEG53'58"E 627.55FT TH S00DEG03'03"W 987.19FT TH N89DEG57'07"W 461.08FT TH S00DEG02'53"W 297FT TH N89DEG57'07"W 407.58FT TH N00DEG02'24"W 241.68FT TH N89DEG57'07"W 417.42FT TO N&S1/4 LI SD SEC TH AL SD N&S1/4 LI N00DEG02'24"W 1043.66FT TH S89DEG50'50"E 165.22FT TH N00DEG02'24"W 1318.22FT TO POB BEING PT OF W1/2 OF NE1/4 SEC 21-33-6 ALSO COM AT CEN ¼ COR OF SEC 21 T33N R6W FOR POB TH CONT N33FT TH E 417.42FT TH S 33FT TH W TO POB BEING PT OF SW1/4 OF NE1/4 SEC 21-33-6 AND ALSO COM AT N1/4 COR SEC 21 T33N R6W TH AL N&S1/4 LI SD SEC S00DEG02'24"E 2636.74FT TO CEN ¼ COR SD SEC TH AL N&S1/4 LI N00DEG02'24"W 142FT FOR POB TH CONT AL SD N&S1/4 LI N00DEG02'24"W 303.28FT TH S54DEG18'20"W 176.76FT TO NLY R/W OF BC RD TH AL SD R/W S35DEG41'40"E 246.43FT TO POB BEING PT OF SE1/4 OF NW1/4 SEC 21-33-6 COMB ON 11/13/2006 005-021-005-15, 005-021-003-10, 005-021-005-25, 005-021-013-15 [Legal Description]

APPLICATION

WHAT THE APPLICANT SEEKS:

Applicant seeks a site plan review for a SPECIAL USE PERMIT to construct an 84-site campground, with a 10-barrel brewery with a taproom, on the 48-acre subject parcel located in the Mixed-Use District.

The Planning Commission having considered the Application, a public hearing having been held on May 16, 2023, after giving due notice as required by law, the Planning Commission having heard the statements of the Applicant, owner and Applicant/Owner's Agents, the Planning Commission having considered letters submitted, if any, by members of the public and comments, if any, by members of the public, the Planning Commission having considered all Exhibits [list attached], and the Planning Commission having reached a decision on this matter, states as follows:

GENERAL FINDINGS OF FACT

1. The subject property is a 48-acre Master parcel located in the Mixed-Use District.
2. Proposed project is for a campground which includes a commercial mixed-use area.

3. Under the low-density land development option pursuant to Section 5.07.24 to 5.07.29, Campgrounds on master parcels 20 acres or greater in area are an allowable use subject to special use permit in the Mixed-use district. Exhibit 2
4. Under the high-density land development option pursuant to Section 5.07.3 to 5.07.23, Commercial Mixed-use areas (5.07.3. A.) and Campgrounds (5.07.3. B.) are allowable uses subject to special use permit in the Mixed-use district. Exhibit 2
5. The commercial mixed-use area within the proposed development will be a two-story facility which will include a 10-barrel brewery with a taproom on the main floor and office space on the upper floor.
6. The proposed commercial mixed-use area shall be 2 acres or less of the parcel.
7. The proposed development will be naturally screened from view of the Boyne City/Charlevoix Rd.
8. The proposed development will be serviced by on-site sanitation facilities constructed pursuant to the standards of Part 41, Sewerage Systems, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) for nongovernmental systems, and as permitted by EGLE and the Health Department of Northwest Michigan.

SPECIFIC FINDINGS OF FACT UNDER SECTION 6.02 – SITE PLAN REVIEW

6.02. D. Site Plan Review Standards: *In the process of reviewing the Site Plan, the Township Planning Commission shall consider:*

1. The location and design of driveways and entrance features with respect to vehicular and pedestrian traffic. Access location and rights to the proposed development must be confirmed prior to final action on a plan, including permits from the Charlevoix County Road Commission or Michigan Department of Transportation, and/or proof of the right to access a property in the form of a deed or easement stating such access is acceptable.
 - a. The Planning Commission finds that this will be a condition of approval that the Road Commission signs off on the driveway and road plans and issues a permit.

The Planning Commission finds this standard has been met.

2. The arrangement of uses on the property, including the orientation of buildings, parking areas, and open spaces, and the visual exposure of waste storage facilities, loading docks and service doors so as to promote public safety, protect land values, and carry out the spirit and intent of the Zoning Ordinance.
 - a. The Planning Commission finds the Site plan meets the standard

The Planning Commission finds this standard has been met.

3. The traffic circulation plan and off-street parking with respect to public safety, on-site uses and adjacent properties.
 - a. The PC finds the site plan meets the standard

The Planning Commission finds this standard has been met.

4. Buffers, screens, fences, walls, greenbelts, and landscaping may be required by the Planning Commission in pursuance of the objectives of this Section and/or as a condition of site plan approval.
 - a. The PC finds the site plan indicates the screen will be along the roadway and adjacent property.
 - b. The PC will require irrigation on transplanted trees for a minimum 3 years.

The Planning Commission finds this standard has been met.

5. Methods proposed to prevent or minimize damage to sensitive or critical environmental areas. If the area is in a State regulated wetland, permits to build in those areas will be needed prior to final action on a site plan.
 - a. The PC finds the wetlands delineation has been completed and approval is contingent on seeing the final report.

The Planning Commission finds this standard has been met.

6. Spaces, rights-of-way, easements, and related site plan elements needed to serve the proposed use or development for such services as fire protection, sanitary sewers, water supplies, solid waste, storm drainage systems, and other related services. The Planning Commission may require Fire Department and Northwest Michigan Community Health Agency approval of the plan prior to final Planning Commission approval.
 - a. The PC finds that the Health Department & EGLE approvals will need to be obtained for applicable permits.
 - b. The PC finds that the site plan indicates the campground is accessible by emergency vehicles.

The Planning Commission finds this standard has been met.

The Planning Commission finds the standards under Section 6.02. D, have been met.

6.02. E. Submittal and Approval Procedures: 6.02.E(3) *The Planning Commission shall have the responsibility and authorization to approve, disapprove or approve with modifications, the Site Plan in accordance with requirements of the zoning district in which the proposed use is located and shall further consider the following criteria:*

- A. The sewage disposal and water systems shall meet the applicable health and sanitary codes and ordinances.
 - a. The Planning Commission finds the applicant has also applied for the applicable required sewage disposal and water systems permits with the appropriate agencies (EGLE & the Northwest Michigan Health Department).

The Planning Commission finds this standard will be met.

- B. The location and nature of the use shall not be in conflict with any principal permitted use of the district or neighborhood.

- a. The Planning Commission finds the location and nature of use shall not conflict with the principal permitted use of the district.

The Planning Commission finds this standard has been met.

- C. The use shall not create any significant traffic problem or hazard.
 - a. The PC finds that the applicant has made application to the Road Commission to ensure ingress and egress will meet road commission standards.

The Planning Commission finds this standard has been met.

- D. The arrangement of public roads or streets for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
 - a. After review of the site plan, the PC finds that this standard has been met.

- E. All private roads shall be developed in accordance with the Evangeline Township Private Road Ordinance. All public roads shall be developed in accordance with the Charlevoix County Road Commission specifications.

The Planning Commission finds this standard is not applicable.

- F. The use shall not be any more objectionable to adjacent and nearby properties than would be any permitted principal use of the district by reason of traffic, noise, vibration, dust, fumes, smoke, odor, fire hazard, glare, flashing lights, or disposal of waste and sewage.
 - a. The PC finds that this limited site campground will not produce any more traffic, noise, vibration, dust, fumes, smoke, odor, fire hazard, glare, flashing lights, or disposal of waste and sewage, than the campground across the road.
 - b. The PC finds that there will be no fires outside of the designated fire pit locations.

The Planning Commission finds this standard has been met.

- G. The use shall not discourage or hinder the appropriate development and use of adjacent premises and the neighborhood.
 - a. The PC finds that the limited nature of this project will not discourage or hinder the appropriate development of adjacent properties.

The Planning Commission finds this standard has been met.

- H. The site plan is consistent with and meets the requirements of the Evangeline Township Land Use Plan.
 - a. The PC finds the site plan and uses are consistent with the goals of the Evangeline Township Master Plan and Recreation Plan.

The Planning Commission finds this standard has been met.

- I. The site plan shall conform to all applicable requirements of Township, County, State and Federal statutes.
 - a. The PC finds that this is a requirement of the Ordinance.

The Planning Commission finds this standard has been met.

The Planning Commission finds the standards under Section 6.02.E(3), have been met.

SPECIFIC FINDINGS UNDER ARTICLE VIII: SUPPLEMENTAL SITE DEVELOPMENT STANDARDS

Section 8.02 – Campgrounds: *Campgrounds shall be subject to the following regulations.*

- A. The minimum lot size shall be ten (10) acres, and not less than six hundred (600) feet in width.
 - a. The subject parcel is 48 acres and greater than 600 feet in width.
- B. The lot shall provide direct vehicular access to a public street or road. The term “lot” shall mean the entire campground or travel trailer park.
 - a. The subject parcel has access to the lot directly from the Boyne City/Charlevoix Road.
- C. All sanitary stations, privies, or other sanitary facilities shall be located at least one hundred (100) feet from the property lines.
 - a. The proposed project includes a septic absorption field located less than 50 feet from the neighboring parcel and as such this standard in not met.
- D. Campground perimeter shall be completely screened by natural terrain, neatly finished and well-maintained wooden fence or masonry wall, or by well-maintained evergreens.
 - a. Site plan for the proposed project shows natural screening on, around and throughout the parcel.
- E. Campsites shall be located at least fifty (50) feet from property lines.
 - a. The proposed project is designed in a manner that locates all campsites on the interior of the parcel with a minimum of a 50-foot setback.
- F. All campgrounds and trailer courts shall comply with State of Michigan and Health Department requirements.
 - a. The application for the special use permit was accompanied by a copy of the EGLE application to the State for a campground permit, which is pending approval. EGLE will not issue the State Permit until the Township issues an approval or conditional approval for zoning.

The Planning Commission finds the standards under Section 8.02, have been met.

SPECIFIC FINDINGS UNDER ARTICLE VII: USES SUBJECT TO SPECIAL USE PERMIT

Section 7.02. D. Standards for granting Special Use Permit: *The Planning Commission shall approve, or approve with conditions an application for a special land use permit only upon finding that the proposed special land use complies with the following standards:*

- 1. The property subject to the application is located in a Zoning District in which the proposed special land use is allowed.
 - a. The Planning Commission finds that the subject parcel is located in the Mixed-use district.

- b. The Planning Commission finds that Campgrounds and Commercial Mixed-use areas are both allowable uses subject to special use permits within the Mixed-use district and that this standard has been met.
2. The proposed use subject to a special use permit shall be designed, constructed, operated and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
 - a. The Planning Commission finds the site plan indicates this project will not diminish the opportunity for surrounding properties to be used and developed as zoned.
3. The proposed special land use shall not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties or uses in the area, by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public road or seen from any adjacent land owned by another person.
 - a. The Planning Commission finds that the proposed project includes both natural and landscaped screening between the subject parcel and surrounding parcels and roadways.
 - b. The PC finds that this limited site campground will not produce any more traffic, noise, vibration, dust, fumes, smoke, odor, fire hazard, glare, flashing lights, or disposal of waste and sewage, than the campground across the road.
4. The proposed special land use shall not place demands on fire, police, or other public resources in excess of current capacity
 - a. The Planning Commission finds the size and nature of this project will not exceed the current capacity of public resources, fire or police.
5. The proposed special land use(s) shall be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services.
 - a. The Planning Commission finds that the proposed project will include its own water and wastewater system as permitted by the Northwest Michigan Health Department and EGLE.
 - b. The Planning Commission finds that the proposed project borders a public roadway (Boyne City/Charlevoix Rd.) and that the owners are responsible for their own refuse collection and disposal services.
 - c. The Planning Commission finds this standard has been met.
6. The proposed special land use shall not be detrimental to the economic well-being of the surrounding residents, businesses, landowners, and the community as a whole.
 - a. The Planning Commission finds that the proposed project is congruent with the land uses in proximity to the subject parcel

7. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the township or the natural environment as a whole.
 - a. The Planning Commission finds that the proposed project, as presented, is planned to be a quiet recreation area with a sustainable low-impact use of the natural resources of the subject parcel.
 - b. The Planning Commission finds this standard has been met.
8. The proposed special land use complies with all applicable specific standards required under this Ordinance.
 - a. The PC finds this is a standard of the Ordinance.

The Planning Commission finds the standards under Section 7.02. D., have been met.

CONDITIONS

1. Approval of the Brewhouse component is contingent on an approved dimensional variance for the road frontage requirement under Section 5.07.21. A.
2. Contingent upon final wetland report indicating the proposed development will not encroach on designated wetland areas.
3. Contingent upon issuance of the EGLE campground permit and an approved Road Commission permit.
4. Contingent upon boundary signs shall be placed in areas where trespass may occur.
5. There shall be a 10pm quiet time enforced.

DECISION

Motion by L. Taylor and supported by R. Swiss to accept the findings of fact as presented.

Ayes - 4

Nays - 0

Abstain - 0

Absent – 1

Motion Carried

Motion by R. Cortright and supported by L. Taylor:

Based on the above findings of fact, and with the conditions listed above, if any, the Site Plan Review and Special Use Permit for this 84-site Campground with 10-barrel brewery and taproom, located at 2575 Boyne City Road, is approved.

Roll call vote:

Chair, Rod Cortright - aye
Vice Chair, Steven Smith (Absent)
Secretary, Rachel Swiss - aye
Member, Larry Taylor - aye
Member, Jeff Langhart - aye

Motion carried.

No performance guarantee shall be required to be deposited, with the Township Clerk, at the time of the issuance of the permit authorizing the activities or project.

TIME PERIOD FOR JUDICIAL REVIEW

State law provides that a person having an interest affected by the zoning ordinance may appeal a decision of the Planning Commission to the Circuit Court. Pursuant to MCR 7.101, MCL 125.3606, and MCL 125.3607, any appeal must be filed within twenty-one (21) days after this Decision and Order is adopted by the Planning Commission.

DATE DECISION AND ORDER ADOPTED

Chairperson

Date

Secretary

Date