Arlington Township

Planning Commission

52022 34th Avenue

Bangor, Michigan 49013

269.427.7300

Wednesday, June 4th, 2025, 6:00 pm

- **CALL MEETING TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**

  Jeff Douglas_____Peggy Douglas__Ron Klein _____

  Gordon Andrews____Matt Butler ____

- **APPROVAL OF AGENDA**
- **APPROVAL OF MEETING MINUTES:** 04-14-2025

- **PUBLIC COMMENTS ON AGENDA ITEMS**
  - Comments will be limited to 3 minutes.
  - Please provide your name and direct the board will all questions and comments

- **DRAGONFLY SITE PLAN REVIEW**

- **MASTER PLAN**

  - **Zoning Map**
  - **Future Land Use Map**
  - **Promoting Small businesses**
  - **Resources: Land/Gravel**
  - **Language Regarding Marijuana**
  - **Historic, Cultural, and Archaeological sites**
  - **Preservation of Rural Community**

- **FUTURE MEETING DATE**

- **PUBLIC COMMENTS ON NON-AGENDA ITEMS**

- **ADJOURNMENT**

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Monday April 14, 2025,

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- **CALL MEETING TO ORDER: 6:05 pm**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**
- Bill Handlang X Peggy Douglas X Ron Klein X Gordon Andrews excused Matt Butler x
- **APPROVAL OF AGENDA**. MOTION TO APPROVE BY MATT, SUPPORTED BY *RON*: VOTE APPROVE UNANIMOUS- (GORDON ANDREWS EXCUSED)
- **APPROVAL OF MEETING MINUTES:** 03-12-2023 MOTION TO APPROVE with correction of date: MATT. SUPPORT RON. ROLL CALL VOTE BILL-YES. RON-YES, MATT-YES, GORDON-excused, PEGGY- yes.
- **DRAGON FLY SITE PLAN REVIEW:** Dragon Fly was not prepared to present and will do so at the next the next Planning Commission meeting.

- **Parcel #80-03-010-031-03, Edger Mims, 51810 M-43 Hwy, Bangor MI 49013**
  - **Storage Facility SUP Request**
    - **Public Hearing Comments limited to 3 minutes**: Discussion included confusion regarding whether the parcel under question had been combined with a contiguous parcel resulting in a changed parcel number.
    - **Public Hearing Closed**
    - **Commission Discussion:** Board members have received a complete Application from Mr. Mims, including a detailed site plan. Mr. Mims summarized the site plan and basis for the SUP application. It was noted that the original Application Parcel # ended in -02, this was corrected to -03. The Commission noted that the confusion was part of the ongoing efforts of the Planning Commission to correct the township zoning map and that the -03 parcel at 31915 52nd Street, Bangor MI 49013 was correct and **zoned commercial**. Chairman Butler had researched this issue and confirmed that the parcel number, and zoning was correct, however he suggested the PC confirm this with the Board. The confirmation request as per discussion is presented below.

- **Discussion was Closed**

- **Recommendation to Approve. Matt made the following recommendation:**

- *The Arlington Township Planning Commission recommends **approval by the Arlington Township Board of Trustees** the Application for a Special Use Permit under Arlington Township Zoning Ordinance Section 3.07 C. for a mini storage business requested for parcel number 80-03-010-030-03, **zoned commercial,** located at 31915 52nd street Bangor Mi. 49013 by Mr. Edgar D. Mims, 51810 M-43 Bangor, MI 49013*.

- **Supported: Peggy**

- **Vote: Matt-yes, Ron-yes, Peggy-yes, Bill-yes, Gordon-excused**

- **MOTION CARRIED.**

- **ADDENDUM: TO THE Board:**

    - *The Arlington Township Planning Commission notes that the Arlington Township Board of Trustees should confirm that parcel # 80-03-010-030-03 is designated, or should be designated, as zoned commercial.*

- **Parcel ID # 80-03-001-035-00 Scott Lake Campground, 45811 24th Ave., Bloomingdale, MI 48026. REZONE AND SUP REQUEST.**
    - **Public hearing comments limited to 3 minutes.** Comments were favorable with an emphasis on limiting further development or expansion.
    - **Public Hearing Closed.**

- **Commission Discussion:** The parcel is 8.8 acres and approximately 1/4 of the area occupied by the campground. The remaining area is in Waverly Township including the waste facility. The history of the campground land was discussed starting with the Scott Laker Youth Camp in ~1953 including zoning "marsh and wet zone" residential in the 1970s, to the present owners bringing the partially developed land as a campground to a more natural state. Discussion included the detailed and complex violations and orders to restore under the NREPA by EGLE. Noted was the fact that the owners not only complied but were very cooperative with EGLE in doing so. Concerns regarding waste treatment were addressed by construction of a waste facility well regarded by the Van Buren County Health Department and setting a higher standard

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for protecting surface and ground water in the area. In addition, it was pointed out that the parcel under question is 8.8 acres, a larger ~80-acre parcel of wetland and upland bordering north of the campground, though partially in Arlington is under the jurisdiction of Waverly Township and is owned by the owners of the campground. It was pointed out by comments and discussion that this is a sensitive-critical area for water quality and fishery. The northeast area of North Scott Lake is in Arlington, with some development and is an extension of the area. It was suggested that the campground owners place the critical wetlands under a stewardship program if appropriate. It was also discussed that limitations and controls of the parcel could only be made if the 8.8 acre parcel was placed under a special use permit, such special use is only permitted in an Agricultural District. Being rezoned AG will allow issuing a Special Use Permit with conditions.

- **Commission Discussion Closed.**

- **Recommendations to Approve:**
    - **Matt made the following motion:**
    - *The Arlington Township Planning Commission recommends approval by **the Arlington Township Board of Trustees** a rezoning request from Residential (R2) to Agricultural for an 8.8 acre parcel number 80-03-001-035-00 located at 45811 24th Ave., Bloomingdale, MI 48026, and owned by Scott Lake Development Inc., 81265 46th Ave., Coloma, MI 49038.*
        - **Supported: Bill**
        - **Vote: Matt-yes, Ron-yes, Peggy-yes, Bill-yes, Gordon-excused**
        - **Motion Passed**
        -
        - **Ron made the following motion:**
    - *The Arlington Township Planning Commission recommends approval by **the Arlington Township Board of Trustees** an Application for a Special Use Permit under Arlington Township Zoning Ordinance number 2020-02, 1. Section 3.09 A.(E,9), for parcel number 80-03-001-035-00 located at 24th Ave., Bloomingdale, MI 48026. The Special Use Permit shall be compliant with all requirements of the state of Michigan (Department of Environment, Great Lakes and Energy), P.A. 368, and Van Buren County.*
        - **Supported:Bill**
        - **Vote: Matt-yes, Ron-yes, Peggy-yes, Bill-yes, Gordon-excused**

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- **Motion Passed**

ADJOURNMENT: 6:54

Respectfully submitted,

Ronald D Klein

Ronald D Klein, Ph.D., J.D.
Trustee
Secretary/ *ex officio*
Arlington Township Planning Commission

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