

DRAFT MINUTES: Thursday, September 19, 2024 at 6:00PM
Helena Township Planning Commission and Zoning with Public Hearing of
Special Use Permit

Call to Order: Vice Chair M. Robinson called the meeting to order at 6:00pm.

Pledge of Allegiance: All in room participated.

Roll Call:

Present: Fay Vandenberg, Gordy Schafer, Jim Gurr, Mike Robison, Joe Bassil and Bonnie Robbins;

Absent: Sue Moglovkin;

Township Officials Present: Bob Logee and Butch Peeples.

Approval of Agenda: Motion by B. Robbins and 2nd by J. Gurr.

Statement of Conflict of Interest: No conflicts.

Communications:

1. Twenty-six letters were mailed to property owners within 300 feet or less of proposed Special Use Permit/Two comments were received;
 - a. Concerns regarding number of vehicles parking in authorized locations;
 - i. Parking lot is large enough to accommodate business customers;
2. Special Use Permit and schematic of business building and parking lot were available to the attending public;
3. Required forms for names and addresses were provided for those who wish to comment at this meeting.
 - a. Completed forms will be recorded with minutes.

Public Comment: Closed meeting for Special Use Permit at 6:02pm by M. Robinson.

- Bob Logee, Zoning Administrator was introduced and provided an overview of the proposed new business and permits obtained;
- Bob Logee introduced Kurt Gruebner and Janane and Daniel Rich (property owner and business owners respectively);
- Name and Address of Property: Lake Roots Spa / Air BnB
 - 10366 S. East Torch Lake, Alden, Michigan 49612
- Kurt Gruebner inquired about the Special Use Permit process since the property had previously been used commercially;
 - Special Use Permit required:
 - No business there for over twelve (12) months;
 - Business proposed is different than previous business;
- Daniel Rich inquired about the Special Use Permit being effective for 365 days from approval and the one year extension process; the extension process was explained;

- It was confirmed that this business is within the “Village” zone;
- Four individuals from the audience spoke in favor of this Special Use Permit request;
- Public Comment was closed at 6:19PM by Jim Gurr.

Special Use Permit Determination:

- **Finding of Fact:**
 - The Helena Township Planning Commission and Zoning reviewed the Zoning Ordinance regulations Chapter 6 – Special Use Permits, and Chapter 7 – Site Plan Review Regulations;
 - The Helena Township Planning Commission and Zoning determined that these were met.
- **Move to Approve:**
 - Based on the above findings, the Special Use Permit was approved by the Helena Township Planning Commission and Zoning on September 19th, 2024;
 - Yes: B. Robbins Yes: J. Gurr
 - Yes: F. VandenBerg Yes: M. Robinson
 - Yes: G. Schafer Yes: J. Bassil
 - It is recommended to the Township Board for Approval
 - B. Robbins will present this to the Helena Township Board for their approval on October 10th, 2024.

Adjourn: Motion by M. Robinson and 2nd by F. VandenBerg. Meeting was adjourned at 7:00PM.

Respectfully Submitted,
Fay VandenBerg, Helena Township Planning and Zoning Commission Secretary