

# MARBLEHEAD PLANNING COMMISSION MEETING

March 1, 2023

Meeting called to order by Chairman Tim Feller at 6:00 PM. Members answering Roll Call: Members Richard Zembala and Cher Monak, Council Member Maryann Sauvey, Mayor Jackie Bird, and Chairman Tim Feller. Mayor Bird noted that the dates for the Planning Commission members term limits were incorrect. Motion made by Mayor Jackie Bird and seconded by Member Corky Zembala to approve the February 1, 2023 minutes as amended. Motion carried by unanimous roll call vote.

**Public Comments:** Joe and Marjorie Stys were present and had a question about last month's meeting. See comments below.

**Old Business: None**

**New Business: Informal meeting for MHC (fka Southern Marinas). Owner Jim Murray (Operations Director) as well as Attorney George Wilber were present to discuss how to move forward with the proposed Travel Trailer Park.** At the hearing in September of 2022, the application was withdrawn by the owner before a vote was taken. At today's informal meeting, Mr. Murry presented a drawing with some changes from the original plan which addressed some of the concerns and complaints from the original presentation in 2022. The number of trailer units was reduced to 57, down from 64. Mr. Murry said they met with some of the Bay Point owners in October who in general liked the changes. MHC has not met with the homeowners since October. Mr. Hruska asked if they had a written statement of the changes. Mr. Murry said they did not. He said the south setback has been corrected and the site now has more open spaces. The Wetlands assessment has been done but no report generated yet. Mr. Murry said they talked to the Fire Chief and the pavement width on the big bridge is 20 feet which is acceptable to the Chief as to emergency vehicle access. Chairman Feller asked if there were any questions from the visitors. Mr. Austin Musser, from Bay Point who attended the meeting with Mr. Murry in October of 2022, said he is not opposed to the changes discussed than but has not heard back from the developers since then. Council Member Maryann Sauvey asked if the property or dwelling sites are below the flood plain. Andrew Garner said the sites where the trailers would be located would be filled to the flood plain but not the roads, as in the rest of Bay Point. Secretary Hruska reminded him that both the 33-lot Subdivision and the 16-lot subdivision were land-filled to the flood plain level including Bay Point Blvd and the first floor of the dwellings were required to be higher than that. Mayor Bird said she is concerned the Bay Pint peninsula cannot handle any more people and development. Mr. Murry said they were considering reducing the Social memberships at Bay Point (commonly referred to as beach memberships) by the number of units in the proposed Trailer Park. Attorney George Wilber said that his clients are only expecting the Planning Commission to have an open mind in considering the proposal and changes. He said that they met the conditions in the application and the permit should be granted. Chairman Feller asked if there were any other comments. There were none. Chairman Feller said he is not in favor of development in that area. Mayor Bird said she is concerned about the influx of people on the Bay point peninsula and is not in favor of this development. Chairman Feller polled the remaining members informally and asked them to be specific about as to whether they are in favor of the Trailer Park development or not in favor. Council Member Maryann Sauvey said she is not in favor of this development. Member Cher Monak said she is not in favor of this development. Member Corky Zembala said that this new plan is more favorable than the original, but the density and traffic is just too much in such a small area and he is not in favor of this

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development.

**Joe and Marjorie Stys wanted to discuss dome issues** they were having with the Lakepoint Motel at the abutting property. This issue was discussed at last month's meeting and at that time, the Commission reviewed the information which was supplied by the Stys for that meeting. Mr. and Mrs. Stys were not at that previous meeting. Mr. Stys said he was upset about the dog feces in his yard from the dogs at the Motel. Mrs. Stys said she is concerned that they need a fence and wants the Motel to install it. Mr. Stys said he is not concerned with the fence as much as the trespassing and the dog feces. Chairman Feller explained that the Village cannot require the Motel to install a fence, as explained in last month's meeting, and that would be a civil matter between the Stys and the Motel Owner. Marjorie Stys said they have been talking to the manager and was getting no cooperation from them. Mayor Bird suggested that talk to the Owner of the Motel. Joe Stys said there is a leash law for dogs and why is this not enforced. Mayor Bird suggested they call the Dog Warden for Ottawa County and they may be able to help them.

### **Zoning Administrator Hruska gave his zoning report.**

- A. Mr. Hruska updated the Commission on the Waterview at Bay Point Development in regards to the connecting roofs that need to be installed between all the units that are not connected by a garage. The Village Solicitor advised against issuing another stop work order. Instead, he continued his discussion with Waterview owner John Murphy. Waterview has now hired a new contractor, Joey Vassallo to finish the roof connectors. Mr. Vassallo and his crew met with Mr. Hruska at Waterview on February 22, 2023 and inspected one completed new roof with the intention of instructing the contractor to continue with the installation if it passed inspection. The roof connector was acceptable and continued to use the reverse gable type construction as was previously required by the Planning Commission. The roof construction and progress will also be inspected by the Ottawa County Building Department.
- B. Mr. Hruska explained how he interprets fence height regulation for lakefront lots.
  - He uses the 60 foot setback from the lake for Accessory structures that the Planning recommended in March of 2015 as the fence height reduction to 2 ½ feet. So, the 6 foot maximum height for a fence will drop to 2 ½ feet anywhere within the 60 foot setback area from lake property line. This is to protect the unobstructed view from the neighboring properties.

Meeting adjourned at 7:00 PM

I hereby certify these minutes to be true and accurate



Secretary, Robert Hruska