

Updated Planning Commission Report (4/13/21)

The Trunkline - There is one Special Use permit application currently in review. This is for a private event venue primarily used for weddings, receptions, and open-air gatherings. Maximum number of guests – 300 (current permitted use in this zone allows for 99 guests). The venue is called “The Trunkline”.

Property owners have 13.87 acres of undeveloped land in the Commercial Resort District located West of the intersection of E. Lee Mann Rd. and M-22. (2.5 miles S. of Northport and 3.2 miles North of Omena). There are two East and West parcels divided by Ennis Creek.

Main event area is one (or two?) temporary professional event tent(s). Two parking lots, total capacity 100 vehicles are planned. A wooden bridge spanning 25 -35 feet would be constructed over Ennis Creek to allow access (foot traffic or golf cart) between parcels. There would be minimal land clearing done to provide walking paths and the bridge.

A public hearing was held. A few neighbors expressed concern about noise. Owners plans for sound management are to keep sound levels no greater than normal conversation levels at any property line. Music will be directed away from closest residences and will end by 11 PM

HH Cherries - Request to allow Campsites in the Agricultural District. There are currently no provisions to allow residents in the Ag district to rent space for camping or rent buildings for overnight stays. This request would require a zoning amendment to allow as a special land use on a working farm. There is a growing interest in farm stays to gain the experience of farm life and the industry. A zoning amendment would allow farmers to have an accessory business to support their struggling industry. There has been public comment both in favor and in disapproval of this proposal. Primary concerns from neighbors are noise, invasion of privacy, disruption of their peaceful way of life. Sound control suggestions are: no amplified music, limited number of campsites/farm sites, generous set-backs from property lines.

Master Plan – the commission has evaluated and determined there is a need to update. Requests for proposals have been sent to professional

planners. We currently have four companies who have sent packets for evaluation. The commission is currently reviewing the proposals and will make recommendations to the Board (hopefully) after our next meeting. There is a potential opportunity to collaborate with the LTCF on gathering public input to guide the plan development. This could defray some of the survey costs. A Grant request to assist with the Coastal Resiliency part of the plan has also been submitted.

Public Hearing and Consideration of a Moratorium on acceptance of Special Land Use Permits for RV Parks and Campgrounds in the CR District.

There were 84 attendees on the Planning Commission zoom meeting Thursday, April 8th. Public Comment from at least 33 people related to either the Moratorium or Timber Shores RV Park Development. 15 residents spoke in favor of the Moratorium or against TS Development. 16 people, 6 of whom are TS Developer employees, spoke against the Moratorium or in favor of TS RV Park Development. Written comments were read, 2 were in favor of the Moratorium or against TS RV Park, 9 written comments were against the Moratorium or in favor of TS RV Park. (In multiple previous meetings, and until this meeting, at least 90% of the public comments both oral and written were against the proposed development of TS RV Park.)

With little time remaining for the meeting, the Planning Commission discussed adopting an additional ordinance for a Moratorium on acceptance of use permits for RV Parks and campgrounds in the CR District. A section of this ordinance would amend the zoning ordinance to authorize the Planning Commission to recommend temporary Moratoria on applications in the future.

There was confusion among many commissioners on why the Planning Commission should recommend an ordinance to impose a temporary Moratorium that was nearly identical to the one currently in effect. Additionally, there were several numbering errors in the ordinance as written. Many Commissioners agreed it would be important to include authorization for the Planning Commission to recommend moratoria in our zoning ordinance. However, the urgency to amend the ordinance at this time was relaxed by the current Moratorium. Therefore, the Commission took no action on this ordinance.

A motion was made to state the priorities of the Planning Commission as 1) review the Standards and ordinance for the Commercial Resort District 2) revisit an ordinance giving the Planning Commission authority to recommend moratoria and 3) Update the Master Plan. The motion was affirmed by majority vote.

The Planning Commission looks forward to working with a Planner (and attorney as necessary) as soon as possible for the examination and potential revision of our zoning ordinance. We anticipate the review and any revisions will be completed within 180-day time frame of the current Moratorium.