

Charter Township of Filer  
**PLANNING COMMISSION PUBLIC HEARING MEETING MINUTES**

May 17, 2022

Filer Township Hall, 2505 Filer City Road, Manistee, MI 49660

Present: Karen Kolk, Shirley Ball, Jennifer Williams, Glenn Mandeville, Roger Dittmer, Kathy Gutowski, Donald Kuk

Absent: None

Also present: Larry Thompson, Zoning Administrator; Richard Wilson and Alex Henderson, Township Attorneys

Hearing was called to order at 5:00 p.m. by Chairman Williams with the pledge of allegiance.

Signed in to comment: Jason Sherrill, Larry Kessler, Chad Rivette, Lawrence Mayer, Carl Brown

Larry Thompson explained the purpose of the four petitions.

**Petition #1** Zoning Ordinance Amendment request for:

James & Susan Sherrill and Jason and Sheralyn Sherrill  
4074 Red Apple Road  
Manistee, MI 49660

Parcels: 51-06-133-100-10, West Fox Farm Road (no address assigned)  
51-06-133-100-20, Red Apple Road (no address assigned)  
51-06-133-100-30, Red Apple Road (no address assigned)

Purpose of this hearing is for public comment regarding desire to amend the Zoning Ordinance to rezone 3 parcels from Medium Density Residential District to Forest Recreational District in Charter Township of Filer, Michigan

Reviewed MAP 19. Future Land Use Map, of the Charter Township of Filer Master Plan. This petition would not be consistent with the Master Plan if approved.

Written comments were received from Chad Rivette, Elissa Miller and Cyndie & Dave Russell all opposed to the amendment.

Among verbal comments from the audience were:

- Will be no impact on Magoon Creek property flow
- Plans for building on in the future would depend on rezoning
- Misuse of shared access road – originally for access to oil & well
- Concerns for campers and fires as allowed in Forest Recreational District
- Keep zoning as is – apply for zoning variance in future an alternative
- Plans outlined by owner goes against the Master Plan's Future Land Use
- Setbacks are different between Medium Density Residential and Forest Recreational Districts

**Petition #2** Zoning Ordinance Amendment request for:

Lawrence Kessler  
2871 Red Apple Road  
Manistee, MI 49660  
Parcel: 51-06-122-300-01

Purpose of this hearing is for public comment regarding desire to amend the Zoning Ordinance to rezone a portion of a parcel from Medium Density Residential District to Forest Recreational District in Charter Township of Filer, Michigan

Reviewed MAP 19. Future Land Use Map, of the Charter Township of Filer Master Plan

A written comment was received from Elissa Miller opposed to the amendment.

Among verbal comments from the audience were:

- Where is 2871 Red Apple Road?
- If approved, this change would be inconsistent with the Master Plan

**Petition #3** Zoning Ordinance Amendment request for:

William Vincent  
38022 Turnberry Ct.  
Farmington, MI 48331

Parcels: 51-06-127-125-05, Red Apple Road (no address assigned)  
51-06-127-125-10, Indian Trail Road (no address assigned)  
51-06-127-125-15, Indian Trail Road (no address assigned)  
51-06-127-125-20, Indian Trail Road (no address assigned)  
51-06-127-125-25, Indian Trail Road (no address assigned)

Purpose of this hearing is for public comment regarding desire to amend the Zoning Ordinance to rezone from Forest Recreational District to Medium Density Residential District in Charter Township of Filer, Michigan

Reviewed MAP 19. Future Land Use Map, of the Charter Township of Filer Master Plan

A written comment was received from Elissa Miller opposed to the amendment.

Among verbal comments from the audience were:

- Property needs to be divided by many heirs
- Polly Jackson, attorney representing 2 neighboring residents stated opposition because of increased potential population
- This change is supported by the Master Plan

**Petition #4** Amendment to existing Planned Unit Development request for:

Manistee National Properties LLC  
4797 US-31 South  
Manistee, MI 49660

Parcel: 51-06-136-275-01, 215 Cutters Ridge Drive, Manistee, MI

Purpose of this hearing is for public comment regarding an Amendment an existing PUD (Planned Unit Development) pertains to a PUD that was previously granted to Manistee National Properties LLC, 215 located at 215 Cutters Ridge Drive, Manistee, MI in Charter Township of Filer, Michigan. If approved, the request to amend an existing PUD would amend the PUD's lot layout by reorganizing four (4) lots on the existing PUD into seven (7) lots.

No written comments were received

Public comments:

- One more lot from original plot will be created. Name change from Cutter's Ridge Drive to Manistee National Drive. Amend site plan drawings to create this one more lot. New lot will be Lot A and will be either residential or part of the golf course.

- Richard Wilson, Township Attorney described the original P.U.D. and conditions allowed in the future to be changed if requested.

Motion by Kuk, seconded by Gutowski to adjourn the hearing. All in favor. M/C

Meeting adjourned at 6:05 p.m.

Respectfully submitted,

Roger Dittmer, Secretary  
Charter Township of Filer Planning Commission