

Minutes
Regular Meeting
Crystal Lake Township Planning Commission
7:00 pm, May 22, 2019
Crystal Lake Township Hall

1. CALL TO ORDER at 7:10 pm by Chair Greg Wright.

2. ROLL CALL AND RECOGNITION OF VISITORS

Present: Commission Chair Greg Wright, Vice Chair Bill Herd, Members Lee Ewing and Mike Pasche.

Absent: Member Tammy May.

Also Present: Zoning Administrator Tom Kucera, Temporary Recording Secretary Sue Sullivan.

Visitors: Mary and Richard Haan, residents, Crystal Lake Township

3. CALL FOR CONFLICT OF INTEREST: None.

4. CORRESPONDENCE:

Jim Camp wrote about extensive tree cutting off Lobb Road. 40 acres there are for sale and though it is in the Crystal Lake Watershed, which has prohibitions against cutting timber, he is concerned that it may be purchased by an adjoining neighbor who has already cut a lot of timber improperly on his own property. The area is zoned Residential, but there is no clear Township plan about forest management at this time, despite an increasing quantity of timber cutting in the Township. Wright proposed that a letter be sent to Camp to let him know the Commission appreciates his concern and is working on the issue.

5. APPROVAL OF MINUTES OF REGULAR MEETING OF April 24, 2019:

Pasche moved, Ewing seconded, approval of April 24th Minutes. Wright abstained All others aye. Minutes approved.

6. APPROVAL OF AGENDA: **Herd moved; Ewing seconded; all ayes. Agenda approved as proposed.**

7. PUBLIC COMMENT:

Richard Haan said that he and his wife support the concern of the Benzie Area Advocates regarding the need for more local child/day care facilities and are working with state agencies to get approval to operate such a facility in their home for less than six children. They were told by Zoning Administrator Kucera that they needed a Special Land Use Permit (SLUP) and although they paid the required \$300.00 for the permit, they felt the Township should reconsider the \$300.00 requirement, which they consider punitive and superfluous. Wright told the Haans their comments were appreciated. Kucera said he considered their request to be similar to a Cottage Industry or Home Business. The issue of in-home child care operations will be considered further at a later time.

8. REPORTS TO THE COMMISSION:

Chair Report:

Although he does not believe it necessary to re-open the Master Plan, Wright said the Commission should look again at the Priorities in the Plan, considering what has been achieved in the last 5 years and what remains.

Zoning Administrator Report:

The Zoning Administrator said there had been a few minor permit requests; that his concerns regarding the Haans' request for a SLUP were based on the location of the house near the intersection of M-22 and Cox Road, at the top of a hill where the speed limit is 55 mph, the fact that their paperwork was incomplete, they had no site plan and no plan to deal with traffic relative to the expected hours of operation. A public hearing will be held about their request at the next regular meeting, Wednesday, June 21, 2019.

Zoning Board of Appeals:

The Zoning Administrator reported there would be a hearing on Thursday, May 23 at 6:00 p.m. regarding the Campbell property on Pilgrim Highway, where the owners are appealing the denial of a permit due to a portion of the proposed home exceeding the height requirement, and are requesting a variance if that appeal is denied. On Thursday, May 30, the hearing regarding the Casey Road property will continue at 6:00 p.m.

9. REVISIONS TO TEMPORARY BUILDINGS, STRUCTURES AND USES 3.14:

A. 3.14 Temporary Building Structures and Uses

The Zoning Administrator referenced handouts showing proposed changes to the Zoning Ordinance, sections 3.13 and 14.8. Section 3.13 defines the Minimum Requirements for the dwellings and Section 14.8 defines the Temporary Zoning Permits. The proposed changes are necessary to make the terms and conditions in both sections agree. **Wright moved that a Public Hearing be scheduled for the July 24, 2019 meeting to review the proposed changes, Pasche seconded, all ayes. Motion passed.**

10. UNFINISHED BUSINESS:

A. Solar Energy

It was noted that Heritage Energy and other commercial solar energy providers are moving into this area. Wright suggested that the Commission begin with looking into residential usage first and then look into commercial usage later. At this time, solar energy is a permitted accessory use, but it is not adequately defined. Questions which need to be addressed include: how to distinguish between Commercial and Non-commercial; if a solar collector is free-standing rather than attached to a dwelling, is it an "accessory use" or not; should usage be different in RP 2.5 than in R-1, R-2 and R-3? It was agreed to look into how other municipalities are handling these issues and then revisit the topic later in the year.

11. NEW BUSINESS:

A. Tiny Houses

In RP 2.5, by the time an owner puts in sewer and other utilities, they might want a Planned Residential Development with multiple tiny houses. In many cases, what begins as a tiny home gets additions over time. Many other tiny homes are actually mobile. Herd will continue looking into this topic.

B. "Condo Development"

An offer has been made on a property near Bellows Park and Thomas Road, 7 acres including a grove of trees, narrowing down to a very small beach access, but the offer is conditioned on approval as a "condominium subdivision". Guidance will be needed from Article 18 about the preliminary process. One issue to be considered is whether this will be a case similar to "key-holing", where multiple contiguous owners share a limited shore access. The property is currently zoned R-1, which only requires 12,000 square feet. The prospective owners are now getting surveys, including topographical ones because the slope is important to watershed issues. Site plans may be ready by the June 21 Planning Commission meeting.

12. PUBLIC COMMENTS:

Sullivan said there will be a Public Hearing at 6:00 p.m. on July 9 before the regularly scheduled Board meeting to discuss the August 6 ballot proposal on whether marijuana establishments should be allowed in the Township. Kucera said there had been no response from Frankfort to the April letter and Item-by-Item Considerations outline regarding the 425 proposal. The Board of Directors expressed compliments to the Commission for the good work done on the Considerations outline and Wright noted that Zoning Administrator Kucera had done most of that work.

13. ADJOURNMENT: 8:25 PM.

Respectfully submitted,

Sue Sullivan
Temporary Recording Secretary