

Minutes of Regular Monthly Meeting
Crystal Lake Township Planning Commission
7:00 PM October 27, 2021
Crystal Lake Township Hall

1. CALL TO ORDER at 7:02 pm by Chairman Greg Wright

2. ROLL CALL AND RECOGNITION OF VISITORS

Chairman Greg Wright called the roll:

Present: Commission Chairman Greg Wright

Commissioners Lee Ewing, Bill Herd, Dr. William Northway, and Mike Pasche

Also Present: Zoning Administrator Tom Kucera

Recording Secretary Jeannette Feeheley

Visitors: None

3. CALL FOR CONFLICT OF INTEREST: None presented.

4. CORRESPONDENCE: None reported.

5. APPROVAL OF MINUTES OF THE REGULAR MEETING OF SEPTEMBER 22, 2021

Pasche moved that the Minutes of the September 22, 2021 Regular Meeting be approved as written. Ewing seconded. All ayes. Minutes approved.

6. APPROVAL OF AGENDA

Zoning Administrator asked that the subject of RV Park Expansion be added under New Business.

Wright moved approval of the October 27, 2021 proposed Agenda with the addition requested by the Zoning Administrator. Ewing seconded. All ayes. Agenda approved.

7. PUBLIC COMMENTS: None presented.

8. REPORTS TO THE COMMISSION

A. Chair Report: Chairman Wright handed out a list of previously recommended goals of the Township Master Plan that the Planning Commission has accomplished in the last year. He said Frankfort is doing a 5-year review of their Master Plan. He attended a community septic conference last week in Empire where he heard excellent speakers, including a speaker from the Michigan Chapter of the Council for New Urbanism. Elberta is also working on their Master Plan.

B. Zoning Administrator Report: Zoning Administrator Kucera reported the typical flurry of people seeking permits before the winter sets in, 8 or 9 permits in the last week and a half. There have been two recent enforcement actions. One is at the corner of South Shore Drive and Figg Road where a new owner has been stopped from extending his beach into Crystal Lake. While the Zoning Administrator does not have authority to ask them to remove what they have added, Michigan State Government through its EGLE Department has that authority and is working on it. A permit to do what the owner is doing requires a permit from EGLE. The other enforcement action mentioned by the Zoning Administrator is the removal of a solid wall fence six houses west of Bellows on South Shore Drive as the solid wall fence does not meet the 75% open space requirement. He mentioned another action by that owner

that he will be working to educate them about, that is, the uplighting of their birch trees in violation of our dark skies ordinance. In other news, Benzonia is starting to work on their new Master Plan, as is also Lake Township.

- C. Zoning Board of Appeals: Zoning Administrator reported that the Court of Appeals has remanded the Anne Kuhlenberg case back to circuit court to be reheard.

9. UNFINISHED BUSINESS

Chairman Wright mentioned that at the septic conference in Empire, a \$25 inspection fee was found more agreeable among owners than the \$300 or so fee for pumping only to find out all is okay with a septic system. Discussion followed.

A. Solar Energy Ordinance:

Zoning Administrator handed out a clean version of the solar ordinance under consideration that was updated based on previous Commissioner input. Commissioners accepted the version and agreed to hold a public hearing on it in January 2022.

10. NEW BUSINESS:

A. RV Park Expansion

Zoning Administrator Kucera said the owner's application is now complete except for communication to the RP 2.5 group per previous consent decree by court. Discussion followed.

11. PUBLIC COMMENTS: None.

12. OTHER BUSINESS: Zoning Administrator reported getting lots of calls from people who are thinking about buying in order to do short term rentals.

13. ADJOURNMENT: Chairman Wright adjourned the meeting at 8:25 pm.

Next Regularly Scheduled Meeting of the Planning Commission:

Due to Thanksgiving week, the next meeting will not be the usual fourth Wednesday of the month. The next meeting will be 7 pm, Wednesday, November 17, 2021, at Crystal Lake Township Hall.

Respectfully submitted,
Jeannette Feeheley, Recording Secretary