

Minutes
Regular Meeting
Crystal Lake Township Planning Commission
7:00 pm, March 27, 2019
Crystal Lake Township Hall

*motion Bill
Second - Tammy
Passed.
4-24-19*

CALL TO ORDER at 7:10 pm by Vice Chair Bill Herd, sitting in for Chair Greg Wright.

ROLL CALL AND RECOGNITION OF VISITORS

Present: Commission Vice Chair Bill Herd, Members Lee Ewing and Tammy May.

Excused: Commission Members Greg Wright, Mike Pasche.

Also Present: Zoning Administrator Tom Kucera, Recording Secretary Jeannette Feeheley

Visitors were asked to sign in:

Ann Kullenberg, resident, Crystal Lake Township

Jerry Lewallen, resident, Crystal Lake Township

CALL FOR CONFLICT OF INTEREST: None.

CORRESPONDENCE: None to Planning Commission.

APPROVAL OF MINUTES OF REGULAR MEETING OF FEBRUARY 27, 2019: Postponed.

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

PUBLIC COMMENT:

Ann Kullenberg reiterated her previously stated objections to the multi-unit property near her home. She said that building has continued despite a Stop Order being issued. She objected to the recent issuance of a zoning permit for a building on the property.

REPORTS TO THE COMMISSION

Chair Report: None.

Zoning Administrator Report:

Zoning Administrator said he has issued three zoning permits so far this year, normal for this time of year.

The Township has received a letter from the City of Frankfort regarding a proposed 425 agreement. It is being reviewed by the Township's 425 Committee. Administrator has sent questions to Frankfort regarding such and is awaiting responses. No developer is involved anymore. The Second Developer never was actually in and is a for-profit developer. The property is zoned R-4. It is the desire of the City to make this property affordable work force housing, so the City is looking at extending City sewer at City expense to keep the developer cost down. Market rate housing there in the \$200-300,000 range. Buffer to Gateway Development already located adjacent to property. Both the second potential developer and previous potential developer had said that a certain portion of any development there has to be market rate to make it viable. City of Frankfort has not proposed any conceptual drawing. We

are asking if they want to go ahead with no actual plan involved. Becomes very complex to consider if no more than a concept is put forward. So far, the public at the meetings have expressed a desire to know specifics, and the Planning Commission would have to hold a Public Hearing, which will be difficult without specifics to explain to the public, for instance, whether it will be possible for the township to have Site Review, who will exercise zoning, and so on. Topography of the site looks difficult but a topographical map has not yet been developed. The site is 16 acres. Location has lots of advantages. On the Township's 425 committee are John Baker, Bill Cleary, Fred Hubert, Mike Pasche, and Zoning Administrator Tom Kucera.

Zoning Board of Appeals:

Zoning Administrator reported that appeals had been submitted regarding the Casey Road property and the 2781 Pilgrim Highway property. Tentatively, an April 29th hearing on these matters might be scheduled by the Zoning Board. The Casey Road builders were issued a Stop Order upon the Board's receipt of an appeal to a permit issuance. If they continue building at this point, it will be at their own peril.

UNFINISHED BUSINESS

3.14 Temporary Building Structures and Uses

It was reported that these issues mostly concern the subject of recreational vehicles on both vacant and occupied land. Two hand-outs were provided: a chart was developed by Commissioner Herd as a summary of his and the Zoning Administrator's work to date on these matters, and a copy of the relevant sections of the Zoning Ordinance was provided by the Zoning Administrator. They reviewed their proposals with the Commissioners. Discussion ensued. Zoning Administrator wants an ordinance that allows him to address a situation when an RV becomes a nuisance or a negative situation in regard to our natural resources, especially in regard to sanitation, garbage, fire pits, etc. Applies to whole range of camping, not just RVs. The issues are different from those properties that are established campgrounds. Zoning Administrator will incorporate today's discussion into the working documents and bring those back to the Commission.

Steenstra Casey Road Property

Vice Chair Herd wondered if there was any role here for the Planning Commission. All proper procedure has already been followed and the matter has been presented to the Zoning Board of Appeals, but Commissioner Herd felt there were reasons for denying a permit in these circumstances and disagreed with the counsel of the Township's attorney to the Zoning Administrator on this matter. Discussion among the Commissioners of what is the responsibility of the Planning Commission and its authority to act, and the authority and responsibility of the Zoning Board of Appeals.

Ann Kullenberg read a statement and said she had a notarized affidavit giving her history of the property that she had compiled herself. She attested that four prior owners in at least ten years had left the property in a condemnable condition. She objected to the permit recently issued and the lack of notice to neighbors of the permit request. She has already objected to such at the Zoning Board of Appeals, and a Stop Order has already been issued upon receipt of her objection, and the Zoning Board of Appeals will be taking up the matter. It was suggested that if she has relevant information, it would be helpful if it was presented. She thereby offered some written material to the Commission.

Vice Chair Herd asked that the Minutes reflect receipt of written material from Ms. Ann Kullenberg, including a Notarized Affidavit and a paper reciting her history of the Steenstra Casey Road Property that she had compiled herself.

NEW BUSINESS

Forest Management

Vice Chair Herd said he put this on the agenda to bring up the subject of the desirability of maintaining the presence of wooded hillsides and forests within the rural character zones. He said he would like to consult with experts on how to encourage owners to keep their lands forested. Article 2.2 was mentioned.

Zoning Administrator mentioned that they had also started looking at a potential zoning ordinance for Solar, had made some headway, regarding both solar farms and individual solar at or on a property owner's home.

PUBLIC COMMENTS

Ann Kullenberg commented that she has no animosity towards anyone on the Commission but has a right to protect her rights. Commissioners said they understood no animosity was intended and that she has every right to pursue her rights.

ADJOURNMENT: 8:34 PM.

After conclusion of the meeting, the Zoning Administrator, on behalf of the Planning Commission, made copies of Ms. Kullenberg's Notarized Affidavit and her Statement that she delivered that night, and he returned her originals to her prior to her departure.

Respectfully submitted,

Jeannette Feeheley
Recording Secretary

Documents Attached