

Minutes
Regular Meeting
Crystal Lake Township Planning Commission
7:00 pm, April 24, 2019
Crystal Lake Township Hall

CALL TO ORDER at 7:05 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, Tammy May, Mike Pasche.

Excused: Commission Chair Greg Wright.

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

Visitors: Ann Kullenberg, resident, Crystal Lake Township

CALL FOR CONFLICT OF INTEREST: None.

CORRESPONDENCE: None to Planning Commission.

APPROVAL OF MINUTES OF REGULAR MEETING OF FEBRUARY 27 and March 27, 2019:

Herd moved, Ewing seconded, approval of February 27th Minutes. All ayes. Minutes approved.

Herd moved, May seconded, approval of March 27th Minutes. All ayes. Minutes approved.

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

PUBLIC COMMENT: None at this time.

REPORTS TO THE COMMISSION

Chair Report: None.

Zoning Administrator Report:

Zoning Administrator provided hand-out dated 4/24/19 of 2019 showing status of Zoning Permits processed to date. Brief discussion.

Zoning Board of Appeals:

Zoning Administrator reported that Dick Lutz will be withdrawing from the Zoning Board for personal reasons. With the temporary absence of Greg Wright, there will not be a quorum for the Zoning Board to meet April 27th. With Wright's return the beginning of May, the Zoning Board of Appeals meeting is rescheduled for May 9th. Two issues are pending, with one party asking that his issue be separated. The Board may or may not elect to handle them on the same agenda. If necessary, an issue can be scheduled separately later.

UNFINISHED BUSINESS

A. 3.14 Temporary Building Structures and Uses

Zoning Administrator provided two hand-outs, each dealing with proposed revisions to the Zoning Ordinance. One was a combination of Section 3.13, Minimum Requirements for Dwellings, and Section 3.14, Temporary Buildings, Structures and Uses. The other hand-out was Section 14.8, Temporary Zoning Permits. The proposed language changes resulted from work/study coordinated between Commissioner Herd and the Zoning Administrator. Proposed deleted language is in blue; proposed new

language in red. Some minor changes were only to accommodate Microsoft's insistence on hyphenating certain words during word processing. Much discussion on recreational vehicles and garage sales. Clarification by zoning administrator that while owners on Crystal Lake often think of their front yards as their yard facing the lake, the legal definition of front yard is the yard facing the street. Commissioners and Administrator discussed further modifications to proposed language changes so that all is made as clear as possible. Zoning Administrator will run the re-worked proposed language changes by the Attorney and get a clean copy. Once those steps are concluded and a clean copy is made, the Planning Commission would be able to schedule a Public Hearing on the proposed changes.

B. Solar Energy

Zoning Administrator reported the issue had been looked into in the past but without resolution. Much complexity involved. A questionnaire had previously been developed; Administrator will see if he can find it and provide it to the Commissioners. There had also been some local input provided previously, and he will look for that as well. No ordinance currently exists in the Township on this topic but some cities have addressed the issue. Examples of problems that can arise: if an owner puts a solar array on his property and then a neighbor puts a deck or other structure on his home that blocks his neighbor's sun angle.... If a wooded lot is cut down to install a solar farm, how would that fit into the Township's zoning encouragement of the preservation of our woods.... Acting Chair Herd encouraged the Commissioners to look into what other local jurisdictions have done regarding solar. One Commissioner suggested that while tackling the whole array of problems at one time is overwhelming, it might be helpful to take baby steps instead. Addressing first the obvious situations that present no problems could lead to better and increased understanding of further issues that may need resolution.

NEW BUSINESS

A. Tiny Houses

Vice Chair Herd explained that while the Township's Master Plan encourages cottages, subsequent code prevents such with updated requirements, such as insulation and minimum square footage. Currently, the minimum square footage is 720 square feet of living space and 100 square feet of storage. Herd asked if the Commissioners want or do not want to create a condition to meet desires of those who may want a small living space, perhaps a seasonal house under the minimum square footage. There was discussion of any relationship of recreational vehicles to tiny houses and whether what already exists in the Ordinance may apply to some of the questions. Herd said he will look into what other townships are doing in this regard.

PUBLIC COMMENTS

Ann Kullenberg commented on the discussion about garage sales. She also requested clarification of some language and was answered. She also questioned if it was not true, regarding the Tiny House issue, that a property owner may have one accessory structure, and Zoning Administrator responded with clarification.

ADJOURNMENT: 8:29 PM.

Respectfully submitted,

Jeannette Feeheley
Recording Secretary