

Minutes of Regular Monthly Meeting
Crystal Lake Township Planning Commission
7:00 PM April 27, 2022
Crystal Lake Township Hall

1. CALL TO ORDER at 7:03 pm by Chairman Greg Wright

2. ROLL CALL AND RECOGNITION OF VISITORS by Commission Chair Greg Wright

Present: Commission Chairman Greg Wright

Commissioner Bill Herd

Commissioner Mike Pasche

Excused: Commissioner Lee Ewing

Commissioner Dr. William Northway

Also Present: Zoning Administrator Tom Kucera

Recording Secretary Jeannette Feeheley

Visitors: Brenda Mead

Sarah Ross

Roger Mix

3. CALL FOR CONFLICT OF INTEREST: None presented.

4. CORRESPONDENCE:

Zoning Administrator mentioned receiving a notice from a consulting firm regarding the Village of Elberta beginning their Master Plan update. Once the Plan is approved for distribution, the Planning Commission will be provided an electronic copy. Wright explained that is a legal requirement for jurisdictions abutting other jurisdictions. Zoning Administrator also mentioned the status of these matters in some other townships.

5. APPROVAL OF MINUTES OF THE REGULAR MEETING OF MARCH 23, 2022

Wright moved that the proposed minutes of the March 23, 2022 meeting be approved without amendment. Pasche seconded. All ayes. Minutes approved.

6. APPROVAL OF AGENDA

Wright moved approval of the proposed Agenda. Pasche seconded. All ayes. Agenda approved.

7. PUBLIC COMMENTS: None offered at this time.

8. REPORTS TO THE COMMISSION

A. Chair Report:

Wright said there was a Zoning Board of Appeals meeting that we'll hear about from the Zoning Administrator. The purpose of this meeting tonight is to determine whether we are ready to set a date for public hearing on the Special Land Use Permit application of the RV Park.

B. Zoning Administrator Report:

Zoning Administrator summarized the action of the recent Zoning Board of Appeals hearing regarding variances that had been sought by the RV Park. Much discussion ensued, interspersed with many questions asked and answered by the Zoning Administrator.

C. Zoning Board of Appeals:

Zoning Administrator reported on no other matters before the Zoning Board of Appeals.

9. UNFINISHED BUSINESS

A.Solar Energy Ordinance Approved by the CLT Board

Wright reported that the Solar Energy Ordinance that the Planning Commission had recommended to the Crystal Lake Township Board of Trustees had been so approved and will take effect soon.

B. RV Park Special Land Use Permit Application: Review and Consider Scheduling Public Hearing

Visitor Sarah Ross, Engineer for the RV Park, presented a brief summary of their proposal, gave a presentation on the easel board, and provided new handouts. Their original request had been for one of the buildings to be 83 by 60 square feet, and they have now reduced that request to 50 by 40 square feet. Ms. Ross went over her view of the calendar of events from the time they had first submitted an application, and the many documents that had been submitted, revised and resubmitted. At this time she asked for a Public Hearing to be set for the Special Land Use Application and for Site Plan Approval. Visitor Roger Mix, owner of the RV Park, said the Park really needs to get on with these matters and that he has met with the Zoning Administrator every Wednesday that he (Mr. Mix) is in town. He said that not having resolution is costing the RV Park needed revenue for their operations and is costing the local unit of government revenue that the RV Park would be generating for them. Zoning Administrator provided to the Planning Commissioners a worksheet he is currently using to develop his Findings of Fact. He then asked some questions of the applicants. He asked the color of the storage building and roof, whether it would stand out. Applicants answered white and red and it would not stand out. He asked if there would be a Phase 3, and if a pool and recreation center are still envisaged as in the original plan. He and the Commissioners asked if the current Phase 2 is the final configuration and what is the intention for the remaining acreage on the property. Is there a range or limit on the number of units that can store things in the Open Storage Area, and what can be stored there? Engineer Ross explained the U-shaped berm that will hide the Open Storage Area. More particulars were sought by the Commissioners. Applicant Mix said the Open Storage Area is basically to correct a problem with people parking boats. He really doesn't want people to park their boats on their site but rather in what he calls Overflow Parking. Engineer Ross said it is also to be used as a parking area for visitors to site occupiers. Many other details were discussed, and Zoning Administrator asked that such information be provided in writing. Applicant was asked about the Shop? Mr. Mix said all his lawnmowers and equipment could fill up a building twice that size and that they need that equipment to run the campground. Herd asked the rationale for the variance given by the Zoning Board of Appeals and felt that there should have been a different method for getting to this point. Much discussion ensued. Wright suggested that reading the proposed Minutes of the meeting of the Zoning Board of Appeals might answer some of the questions asked. Wright mentioned that Commissioner Dr. Northway had emailed that he recommends big trees be installed. Engineer Ross mentioned that the State of Michigan DNR had recommended that the distance to the one current bathhouse was not optimal for the sites located in the distance. Wright and Zoning Administrator both said they thought the second proposed bathhouse was required by the State for health and safety reasons, and now you're saying it is a recommendation, not a requirement. Engineer Ross said seasonal people generally use their own facilities and the second bathhouse would be primarily for the transient users

whose sites, if approved, would be located quite far for walking. Zoning Administrator expected maybe two weeks tops to complete his findings and report for the Planning Commission, in addition to getting notices to the 22 residents who got notices of the variance requests. He said there has not been a lot of public comment about the RV Park's proposed expansion.

Wright moved to schedule at 7 pm on Wednesday, May 25, 2022, a Public Hearing on the RV Park Special Land Use Application. Herd seconded. All ayes. Motion approved.

Applicant Mix mentioned that the State EGLE had approved 133 sites, and asked about getting approval for whatever part of the plan the Commissioners had no problem with in order to let the RV Park begin to move forward. He was reminded that the Township and the Court had put the allowed sites back to 57. Discussion ensued, and Pasche explained that one cannot get partial approval of this matter, there will be one final decision.

10. NEW BUSINESS:

A. Short Term Rentals Discussion

Wright asked if the Commissioners would like to make this topic as the next big issue to take up as it is greatly impacting the community. Zoning Administrator commented that it would be a licensing situation as opposed to a zoning issue and that a Police Ordinance is within the power of the Township Board to approve. Pasche recommended the Planning Commission solicit input from the people impacted. One sheet handouts on this issue were copied off the Township Web Site and from the Zoning Administrator and were provided. It was suggested that the Commissioners look at what other jurisdictions, especially those close by, have done. Consensus was reached to consider this a winter project with input to be solicited during the upcoming summer.

11. PUBLIC COMMENTS: None.

12. OTHER BUSINESS: None.

13. ADJOURNMENT: Wright adjourned the meeting at 8:20 pm.

Respectfully submitted,
Jeannette Feeheley, Recording Secretary

Next Regularly Scheduled Meeting of the Crystal Lake Township Planning Commission will include a Public Hearing on the RV Park Application for a Special Land Use Permit and will take place at: 7 pm, Wednesday, May 25, 2022, at Crystal Lake Township Hall.