

Minutes
Regular Meeting
Crystal Lake Township Planning Commission
7:00 PM April 28, 2021
Held By Zoom Conference With Zoom Link Available to Public

1. CALL TO ORDER at 7:05 pm by Chairman Greg Wright.

2. ROLL CALL AND RECOGNITION OF VISITORS

Present: Commission Chairman Greg Wright
Commissioners Lee Ewing, Bill Herd, Dr. Bill Northway, and Mike Pasche

Also Present: Zoning Administrator Tom Kucera
Recording Secretary Jeannette Feeheley

Several visitors were also present by Zoom.

3. CALL FOR CONFLICT OF INTEREST: None presented.

4. CORRESPONDENCE: None reported.

5. APPROVAL OF MINUTES OF REGULAR MEETING OF MARCH 24, 2021

Wright moved that the Minutes of the Regular Meeting of March 24, 2021, be approved. Ewing seconded. Roll call vote: all ayes. Minutes approved.

6. APPROVAL OF AGENDA

Wright moved that the proposed agenda be approved. Ewing seconded. Roll call vote: all ayes. Agenda approved.

7. PUBLIC COMMENTS: None.

8. REPORTS TO THE COMMISSION

A. Chair Report: Chairman Wright reported four meetings had been held in the past month by the Township Board and he commented on a few items that had been issues and were now resolved.

B. Zoning Administrator Report: Administrator has received some communications. As an update about the Kullenberg suit, he reported that the plaintiff had retained a new attorney and filed an appeal which requires the Township Attorney to file a new Brief. As for the ongoing issues at the RV Park, the owner has yet to submit an application for a new Special Land Use Permit. When asked about the status of a possible project mentioned in an earlier meeting, Administrator said he had received nothing from the owner, Mr. Barnes, and a Commissioner added that he had heard that Mr. Barnes may have made other plans and may not submit anything, after all. There was brief discussion of inside and outside venues for informational meetings this summer.

C. Zoning Board of Appeals: Zoning Administrator Kucera said there was nothing before the Board.

9. UNFINISHED BUSINESS

A. Watershed Overlay Plan

Chairman Wright stated the need to prioritize their summer public hearings, having lost a year of hearings due to COVID. He praised new Commissioner Northway for being helpful in getting many long standing issues before the Township Board resolved. Wright said he has highest respect for the work of the Crystal Lake Watershed Association (CLWA) and hopes the Planning Commission can help that organization in its efforts to keep Crystal Lake pristine. Administrator Kucera referred to a lengthy packet he had emailed the Commissioners that contained, among other information, a summary of the responses that had been made to Commissioner Herd's questions on the previous draft Overlay Plan. He put the document on his Zoom screen so all Zoom attendees could follow along, and he explained many of the changes. Discussion ensued. Wright asked when is good time for public hearing? Zoom attendee Elizabeth Hill of the Crystal Lake Watershed Fund mentioned that July 9th there will be a garden walk at which the CLWF plans to have information on the proposed Overlay revisions available. Another Zoom attendee, Monica Schultz of the Garden Club, said that they are willing to also look at other opportunities for information sharing. Discussion of possible inside or outside venues for showing video or zooming or taping. Commissioners agreed to meet again in two weeks in a special meeting on the topic of the Watershed Overlay Plan in order to give all the Commissioners more time to consider the changes that had been made to the original draft.

B. Article 22 Flood Plain

Wright reported all is ready on the proposed changes to Ordinance relative to what they are required to do regarding new FEMA maps, and they are just waiting now to figure out a good public hearing date in order to be able to approve the matter.

C. Solar Energy Ordinance

Some brief discussion held on the difference between the new Frankfort Solar Energy Ordinance which allows roof-mounted arrays but prohibits ground-mounted arrays in most residential areas of the city and the Draft Solar Energy Ordinance that had been prepared for the CLT Planning Commission which addresses ground mounted arrays with flexibility and specificity. An unidentified member of the public asked and was answered a brief question.

10. NEW BUSINESS: None

11. PUBLIC COMMENTS: None.

12. OTHER BUSINESS:

Zoning Administrator asked the Planning Commission to consider recommending to the Township Board to spend the money necessary to get updated slope maps that are needed for study of and future implementation of the proposed ordinance changes regarding an updated Crystal Lake Watershed Overlay. Wright asked Administrator to get a written proposal to them so they would have something to formally approve at a future meeting.

14. ADJOURNMENT: Chairman Wright adjourned the meeting at 8:35 pm.

Next Meeting will be a Special Meeting: 7 pm, Wednesday, May 12, 2021.

Respectfully submitted,
Jeannette Feeheley, Recording Secretary