

Minutes
Regular Meeting & Public Hearing
Crystal Lake Township Planning Commission
7:00 PM June 24, 2020
Crystal Lake Township Hall

Gawynli
8-26-20

1. CALL TO ORDER at 7:00 pm by Chairman Greg Wright.
2. ROLL CALL AND RECOGNITION OF VISITORS
Present: Commission Chairman Greg Wright
Commissioners Lee Ewing and Mike Pasche
Commissioner Tammy May arrived at 7:35 pm.
Also Present: Zoning Administrator Tom Kucera; Recording Secretary Jeannette Feeheley
Recognition of Visitors:
Representing the Crystal Lake Watershed Association (CLWA):
Dave Wynne, President
And members of its Land Use Committee:
Tassie Basher
Mary Ferens
Sue Kirkpatrick
Elizabeth Rodgers
3. CALL FOR CONFLICT OF INTEREST: None presented.
4. CORRESPONDENCE
Chairman Wright reported no correspondence.
5. APPROVAL OF MINUTES OF REGULAR MEETING OF FEBRUARY 26, 2020
Pasche moved that the Minutes of the Regular Meeting of February 26, 2020 be approved.
Ewing seconded, all ayes. Minutes approved.
6. APPROVAL OF AGENDA
Pasche moved that the proposed Agenda be approved. Ewing seconded, all ayes. Agenda approved.
7. PUBLIC COMMENTS: None offered at this time.
8. REPORTS TO THE COMMISSION
 - A. Chair Report: Chairman Wright said he had nothing to report.
 - B. Zoning Administrator Report:
Zoning Administrator Kucera reported he had sent to the Commissioners a Log of Permits that had been processed to date.
 - C. Zoning Board of Appeals:
Zoning Administrator reported that oral arguments, if any, would be taken up July 23rd in circuit court in the Kullenberg suit. He has briefs of both parties if Commission members wish to see them. In answer to a question, he reported that construction of the building involved in the court case had been completed and tenants have legally moved in.

9. UNFINISHED BUSINESS

A. Watershed Overlay Work Session

Chairman Wright asked Dave Wynne to speak on the topic. Dave Wynne gave a general overview of the many changes that have taken place inside the Overlay District since 1994 when the Overlay was first approved. He talked about the credentials and expertise held by the many hard-working volunteers who serve on the CLWA's Land Use Committee, and also of the many experts in the field that the Committee had consulted during the past two years the Committee has been working on the project. He talked about cornerstones behind the proposed changes and turned to Zoning Administrator Tom Kucera, who has been working with the Association, to walk the Commissioners through the document that has been prepared for this meeting. Administrator Kucera went through the document's many sections and pages. Commissioner Pasche suggested that storm water management beyond the boundaries of the Overlay District be considered. He also made other suggestions regarding storm water management issues. Zoning Administrator Kucera said the document has been approved by the Crystal Lake Watershed Association and named several other relevant experts in the area who had reviewed the document with a favorable response. He was asked what he and the CLWA wished of the Planning Commission, and he responded that it is their hope that the Planning Commission can soon set a Public Hearing on a final document. Discussion ensued. The Commissioners agreed to hold an informal work session with just two Commissioners present to work on getting the document into a finalized version for possible approval. In addition, Zoning Administrator Kucera said he would be glad to answer by phone any questions or suggestions that individual Commissioners may have.

B. Solar Energy Ordinance: Not taken up at this time.

10. PUBLIC COMMENTS: None offered at this time.

11. OTHER BUSINESS: Meeting Dates Set.

Informal Work Session: Wednesday, July 8, 2020 from 3 pm – 6 pm on proposed amendments to the current Crystal Lake Watershed Overlay. Rather than a formal meeting, it will be a work session with just two or fewer Commissioners present. As it is not a meeting which would constitute a Planning Commission meeting (less than three Commissioners present), it will not be recorded nor Minutes taken. However, it will be open to the public.

Next Regular Meeting: 7 pm, Wednesday, July 22, 2020 at Township Hall. It is hoped that a finalized version of the proposed amendments to the Crystal Lake Watershed Overlay will be taken up by the Planning Commission at this meeting so that they can go for Public Hearing in August.

12. ADJOURNMENT: Chairman Wright adjourned the meeting at 8:30 pm.

Respectfully submitted,
Jeannette Feeheley, Recording Secretary