

Minutes
Regular Meeting & Public Hearing
Crystal Lake Township Planning Commission
7:00 PM July 24, 2019
Crystal Lake Township Hall

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

2. ROLL CALL AND RECOGNITION OF VISITORS

Present: Commission Chair Greg Wright,
Commissioners Mike Pasche and Tammy May.

Excused: Commissioner Lee Ewing

Absent: Commissioner Bill Herd

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

Visitors (*listed in order of sign-up*):

Cathy Morris

Ann Kullenberg

3. CALL FOR CONFLICT OF INTEREST: None presented.

4. CORRESPONDENCE: None presented.

5. APPROVAL OF MINUTES OF REGULAR MEETING OF JUNE 26, 2019:

Wright moved that the Minutes of the Regular Meeting of June 26, 2019, be approved. Lee seconded, all ayes. Minutes Approved.

6. APPROVAL OF AGENDA:

Wright moved that the Agenda as proposed be approved. Pasche seconded, all ayes. Agenda approved.

7. PUBLIC COMMENTS:

Cathy Morris asked and was answered a few questions, some of them about Recreational Vehicles. Ann Kullenberg reserved her comments for Item # 10 on the agenda.

8. ELECTION OF OFFICERS

Wright nominated the same officers currently serving. Wright moved that the nominative ballot be the elective ballot. Pasche seconded. All ayes. Motion passed.

9. REPORTS TO THE COMMISSION:

A. Chair Report: Chairman Wright reported that the Benzie County Planning Commission will be holding a meeting on short term rentals and agri-business events at 6:30 pm, August 8, 2019, in the Commissioners' Room at the Benzie County Government Center. He mentioned that, among the issues to be discussed, will be the fact that people are starting businesses without any thought of the zoning requirements.

B. Zoning Administrator Report

Administrator Kucera said that there has not been a lot of action in terms of permits.

He reported that apparently the parties who were contemplating the purchase of a certain piece of property with the intent of developing seven homes, and who had appeared at last month's meeting for the purpose of a review of their proposed plans which would require, by state law, organizing as a condo development, had elected not to go forward. He said he had been contacted by another party who was contemplating developing four lots on the same property but had received nothing concrete, and that the land is still for sale.

C. Zoning Board of Appeals: Nothing reported.

10. A. PUBLIC HEARING: REVISIONS TO TEMPORARY BUILDINGS, STRUCTURES AND USES 3.14

Chairman Wright opened the Public Hearing on this topic at 7:15 pm.

Visitor Ann Kullenberg read from a paper she had prepared and handed one copy to the Commissioners. In it, she had proposed some language of her own to the Commissioners' draft revisions of current code. It had to do with properties that were already incompatible with current zoning in regards to density. Discussion ensued.

With no further comments from visitors, Chairman Wright closed the Public Hearing at 7:17 pm.

Commissioner Pasche clarified that the Zoning Code Sections being discussed were Sections 3.13, 3.14, and 14.8.

Zoning Administrator Kucera clarified that all they were doing that night was receiving public comments. He said that the Planning Commission can decide whether or not to send the proposed revisions on which they had been working the past year to the Township Board along with the Planning Commission's recommendation. He clarified that it is the Township Board with the authority to approve or disapprove the proposed revisions.

Discussion ensued on Ms. Kullenberg's proposed language. Commissioners Pasche and May said it has to do with places that are already not in compliance, and that there is some confusion because the proposed revisions have to do with temporary permits in the involved code sections.

Commissioner May said she felt they had done a good job of looking at all lots where the possibility of temporary usage may arise, and when a permit would be required.

Zoning Administrator Kucera offered to work on Ms. Kullenberg's language, if the Commissioners so desired.

Administrator Kucera also said there were at least three places that have not applied for a permit but who need one. He said the current ordinance, without the revisions, allows Recreational Vehicles for fifteen days four times a year.

Discussion ensued about whether it was desirable, per Ms. Kullenberg's request, to add a burden onto the Zoning Administrator to calculate density and non-conforming status in dealing with these temporary permits, and that what the proposed revisions do is give the Zoning Administrator the authority to deal

with all problems that may arise. Discussion. Question arose what would happen on Casey Road? Answered that if a renter wanted to put an RV in their space for a time period that would require a permit, the land owner, not the renter, must sign the application anyway, not the renter or any occupant, and that the land owner must meet all restrictions for the whole property.

May moved that the Planning Commission support the wordage of the Commission's proposed revisions to Section 3.13, 3.14, and 14.8, and send it to the Township Board with a recommendation for approval. Pasche seconded. All ayes. Motion approved.

Commission Chair Wright said he would still like Ms. Kullenberg's language to be considered at the Township level. Zoning Administrator Kucera said he will work on it. The Township Board meeting will be held the second Tuesday of August.

11. UNFINISHED BUSINESS

A. Solar Energy

Zoning Administrator said he was culling information on what other townships had done regarding solar energy and would be providing such to the Commissioners. There was mention that the topic would be discussed at the Benzie County Summit in October. Administrator Kucera provided a hand-out he had prepared which, among other things, listed questions he suggested the Commissioners consider. Discussion. The Commissioners said they would send him their comments and then the Zoning Administrator will redraft his paper.

12. NEW BUSINESS: None taken up.

13. PUBLIC COMMENTS

Cathy Morris said she finds the meetings extremely interesting.

Ann Kullenberg reiterated her desire for special language that she had submitted earlier for the proposed zoning ordinance revisions

14. OTHER BUSINESS

Discussion about the news story of the Dollar General Corporation building stores in northern Michigan. Mention that the Dollar General store within Crystal Lake Township had followed all the rules and is a good neighbor. No position taken by Commissioners other than that Planning Commissions can be helpful if communities would use them appropriately.

15. ADJOURNMENT

Chairman Wright adjourned the meeting with the Commissioners' consensus at 8:20 pm.

The next meeting will be August 28th.