

**Minutes**  
**Regular Meeting & Public Hearing**  
**Crystal Lake Township Planning Commission**  
**7:00 PM August 26, 2020**  
**Crystal Lake Township Hall**

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 Bill Herd by teleconference

Also Present: Zoning Administrator Tom Kucera  
Recording Secretary Jeannette Feeheley  
Recognition of Visitors: None present

3. CALL FOR CONFLICT OF INTEREST: None presented.

4. CORRESPONDENCE: Chairman Wright reported no correspondence.

5. APPROVAL OF MINUTES OF REGULAR MEETING OF JUNE 24 AND JULY 8, 2020  
**Pasche moved that the Minutes of the Regular Meeting of June 24, 2020, and the Work Session Meeting of July 8, 2020 be approved. Ewing seconded, all ayes. Both Minutes approved.**

6. APPROVAL OF AGENDA

Chairman Wright asked the Discussion of Senate Bill 431 before the Michigan Legislature be added to the agenda after Item 9, Election of Officers. All concurred.

7. PUBLIC COMMENTS: No public in attendance.

8. REPORTS TO THE COMMISSION

A. Chair Report: Chairman Wright had nothing to report.

B. Zoning Administrator Report:

Zoning Administrator Kucera reported about an email he had received about a free interactive Webinar on zoning and planning offered by the Michigan Township Association. He also reported that the RV Park owner in the Township is levelling some of his campground area. The Zoning Administrator said he would be doing more research on the owner's plans. Commissioners and Zoning Administrator discussed the Special Land Use Permit that had originally been granted the owner for the RV Park and also about a court-approved modified consent agreement between the owner and his neighbors. Commissioners expressed much interest in learning about the new activity on the site, and Zoning Administrator Kucera will keep them advised. He was asked whether the Kullenberg lawsuit has been settled, and reported that the Kullenberg attorney did not object to the language of the court's ruling.

C. Zoning Board of Appeals: Nothing was reported.

## 9. ELECION OF OFFICERS

Brief discussion was held to ascertain Commissioners' thoughts on the matter. Then, **Chairman Wright moved that all current Officers and appointees continue to serve in their respective positions for the upcoming term. Commissioner Pasche seconded. All ayes, Motion approved.**

## 10. DISCUSSION OF SENATE BILL 431

Zoning Administrator Kucera reported on SB 431, a bill before the Michigan Legislature that would remove from local jurisdiction currently existing regulatory authority over local sand and gravel extraction and transfer that authority to the State of Michigan. Administrator Kucera provided a letter opposing the bill that was sent from the Michigan Association of Planning to the State Senate Transportation and Infrastructure Committee. Discussion ensued. There was consensus reached that Commissioner Herd would draft a letter opposing SB 431, send it to Chairman Wright for his review, and then it would be sent to the relevant State Senate Committee and our State Representative and State Senator. It was also agreed to send a copy to other Planning Commissions in Benzie County to encourage them to do the same. It was also suggested that the Township should have an escrow account to provide the Township relevant protections within the Township Ordinances in case the Bill passes. Zoning Administrator will look into this.

## 11. PC MEETING SCHEDULE FOR REMAINDER OF 2020

Chairman Wright asked for Commissioners' thoughts about holding meetings during current COVID concerns, given that soon it will not be possible to keep windows open and air moving, and that the rather limited space within Township Hall makes it difficult for social distancing while at the same time meeting the requirements of public access via the Open Meetings Act. Discussion ensued on what matters might need the Commission's attention. As for the Crystal Lake Watershed Association's plans to update the Watershed's Overlay District and have it incorporated into the Township's ordinances, the need to move soon was discussed because things are happening fast with new property owners, etc., but, at the same time, to be fair to all the members of the impacted public, a Commission decision might need to be pushed off till next summer so that summer residents can attend the meetings. It was also discussed that if a matter needed the Commission's immediate attention, a Special Meeting could always be called, but that the most prudent course for the time being might be to suspend meeting for a while. **Commissioner Ewing moved and Commissioner Pasche seconded that the Planning Commission suspend the next three regularly scheduled monthly meetings through November and resume meeting in January, with the understanding that the Zoning Administrator will notify Commissioners if a need arises for a Special Meeting, and that if such, that Special Meeting would address only the one necessary item of business. All ayes, Motion approved.**

## 12. UNFINISHED BUSINESS

A. Watershed Overlay Plan: Not taken up at this time.

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

13. PUBLIC COMMENTS: No public in attendance.

11. OTHER BUSINESS: None.

12. ADJOURNMENT: Chairman Wright adjourned the meeting at 8:05 pm.

Next Regular Meeting: 7 pm, Wednesday, January 27, 2021 at Township Hall.

Respectfully submitted,

Jeannette Feeheley, Recording Secretary