

**Minutes of Regular Monthly Meeting**  
**Crystal Lake Township Planning Commission**  
**7:00 PM Sept. 22, 2021**  
**Crystal Lake Township Hall**

1. CALL TO ORDER at 7:02 pm by Chairman Greg Wright

2. ROLL CALL AND RECOGNITION OF VISITORS

Chairman Greg Wright called the roll:

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

Also Present: Zoning Administrator Tom Kucera  
Recording Secretary Jeannette Feeheley

Visitors: None

3. CALL FOR CONFLICT OF INTEREST: None presented.

4. CORRESPONDENCE: None reported.

5. APPROVAL OF MINUTES OF THE REGULAR MEETING OF AUGUST 25, 2021

**Pasche moved that the Minutes of the August 25, 2021 Regular Meeting be approved as written. Wright seconded. All ayes. Minutes approved.**

6. APPROVAL OF AGENDA

**Ewing moved approval of the September 22, 2021 Agenda as proposed. Herd seconded. All ayes. Agenda approved.**

7. PUBLIC COMMENTS:

Commissioner Pasche offered comments as a member of the public about a meeting he attended on electric vehicle charging, on charging stations, and on what is in the works for the near future. Discussion ensued on that topic. Pasche said Planning and Zoning should get involved now.

8. REPORTS TO THE COMMISSION

A. Chair Report: Nothing reported.

B. Zoning Administrator Report: Administrator Kucera attended the meeting the night before of the Crystal Lake Township Board of Trustees and reported that Commissioners Ewing and Pasche had been re-appointed to another three year term on the Planning Commission. Administrator Kucera also reported there will be an Oct. 5<sup>th</sup> hearing in Benzonia Township of a variance application to the Natural Scenic River Zoning authority of the Michigan Department of Natural Resources regarding a proposed erection of a small building with a septic and bathroom nearer the river than Scenic River Zoning allows in its setbacks. If approved there, that application would have to then be submitted to the Crystal Lake Township Zoning Board in order to secure the variance needed under Crystal Lake Township Zoning authority. Administrator Kucera also reported that, in another case, he has received preliminary drawings from the RV Park owner and that they were submitted incomplete by design in order to obtain the Zoning Administrator's input prior to final submission of the application. He said the proposal to date asks for an increase in RV spaces from the current 57 to include another 70. He reported the RP group from the legal consent order has to

approve the Site Plan before the application can be completed. Administrator Kucera also reported that, in general, permits have slowed down recently.

- C. Zoning Board of Appeals: Zoning Administrator reported that the Board of Appeals will be meeting at 7 pm, Sept. 30<sup>th</sup>, at Crystal Lake Township Hall regarding a variance request for a property at 1139 S. Shore East where construction had already started on a solid concrete wall. Zoning Administrator also reported that the Web Site is getting updated on postings of Minutes.

9. UNFINISHED BUSINESS

A. Solar Energy Ordinance:

Zoning Administrator, at the request of Chairman Wright, had resubmitted to the Commissioners the preliminary language on this topic that had been distributed March 21<sup>st</sup> of last year.

Commissioners discussed the Sections and Subsections at length, suggested a few changes, and asked the Zoning Administrator to incorporate their changes and submit it again so they can take it up again at a future meeting.

10. NEW BUSINESS: None.

11. PUBLIC COMMENTS: None.

12. OTHER BUSINESS: A Commissioner asked if the periodic review of the Master Plan Review is coming up and the answer was no, that all is on schedule, and no review needed in the immediate future.

13. ADJOURNMENT: Chairman Wright adjourned the meeting at 8:10 pm.

Upcoming Meeting of the Zoning Board of Appeals:

6 pm, Thursday, September 30, 2021, at Crystal Lake Township Hall.

Next Regularly Scheduled Meeting of the Planning Commission:

7 pm, Wednesday, October 27, 2021, at Crystal Lake Township Hall.

Respectfully submitted,  
Jeannette Feeheley, Recording Secretary