

**Minutes of Regular Monthly Meeting
Crystal Lake Township Planning Commission
7:00 PM Sept. 27 2023
Crystal Lake Township Hall**

1. CALL TO ORDER at 7:00 pm by Chair Greg Wright

2. ROLL CALL AND RECOGNITION OF VISITORS

Planning Commission Secretary Bill Northway called the roll:

Present: Commission Chair Greg Wright
 Commissioner Bill Northway
 Commissioner Lee Ewing
 Commissioner Bill Herd
 Commissioner Mike Pasche
 Recording Secretary Jeannette Feeheley
Visitors: Tassie Boshier, CLT Resident

3. CALL FOR CONFLICT OF INTEREST: None.

4. CORRESPONDENCE: None.

5. APPROVAL OF MINUTES OF MEETING OF AUGUST 23, 2023

Wright moved that the Draft Minutes of August 23, 2023 be approved. All ayes. Ewing seconded. Minutes approved.

6. APPROVAL OF AGENDA

Zoning Administrator asked that “Planning Commission Ordinance Corrections” be added to the Agenda under Item 10, Other Business. Wright then moved approval of the draft Agenda with the suggested amendment. Ewing seconded. All ayes. Agenda as amended approved.

7. PUBLIC COMMENTS: None.

8. REPORTS TO THE COMMISSION

A. Chair Report: Nothing to report.

B. Zoning Administrator Report:

Kucera said the permits were now up to 42. He expects some tapering of requests now that summer is over.

C. Zoning Board of Appeals:

Kucera reported he had received two requests for variances. One is for a lot at the corner of Morrow and Lobb Roads, and the other on South Shore Drive, but neither application is yet complete.

9. UNFINISHED BUSINESS:

A. Short Term Rental Discussion/Review of August STR Town Hall Meeting

Each of the Commissioners expressed his view of the results of the public input received at the well-attended August 23, 2023 Public Forum on this issue. All appreciated the input that had been received. Much discussion followed, with various suggestions for moving forward now that input had been received. Consensus was reached to have the Zoning Administrator provide

the Commissioners copies of the recently passed Short Term Rentals Ordinance passed by Lake Township. As Lake Township has similar demographics, real estate and rental situations to Crystal Lake, the Commissioners felt that new Ordinance might be a good starting point for the next session on this topic at the next monthly meeting.

10. OTHER BUSINESS

A. Planning Commission Ordinance Corrections

Zoning Administrator Kucera explained that Township Supervisor Amy Ferris had asked the Township Attorney to review some long-standing township ordinances and provide an opinion on what, if any, need updating. His reply provided some suggestions related to planning and zoning. Supervisor Ferris asked the Planning Commission to look at those particular matters and respond to her. After discussing and agreeing how to respond to various items in the attorney's memo, the Commission asked Zoning Administrator Kucera to draft their responses into a suitable document for review at the next meeting prior to the Commission's submittal to the Township Supervisor.

11. PUBLIC COMMENT

Ms. Tassie Boshier commented that on AirB&B or VRBO, one has to meet some kind of standard and it might be interesting to find out what those standards are. She said she had attended one of the Lake Township meetings when they were developing their Short Term Rental Ordinance and feels they had a goal of preemptively discouraging corporate investors, like maybe limiting the number of weeks they could rent or maybe saying they cannot rent until two years after purchase. She is under the impression that in Lake Township, corporate investors are coming in with no intention of ever living there and sometimes they are building very large homes that, in some cases, haven't met code and that was causing a lot of angst among residents. On the other hand, one woman at that meeting said she has a job now due to the increased need for property management services. Commissioner Wright mentioned that lady had attended our meeting as well. Zoning Administrator Kucera mentioned that Lake Township put restrictions on rental density into their new Ordinance. It also included something about septic systems. Ms. Basher mentioned that she is a member of a Homeowners Association in Crystal Lake Township and that Association passed its own rule some time back that new members can only rent their home six weeks out of the year, while current owners were all grandfathered out of the new restriction, and it has been very helpful. She also mentioned that it is much easier to tell a neighbor than an investor when his renter has caused problems. Wright thanked Ms. Boshier for her comments.

13. ADJOURNMENT: As business had concluded, Wright adjourned at 8:20 pm.

Respectfully submitted,
Jeannette Feeheley, Recording Secretary

Attachments:

- Sept. 5, 2023 Memorandum from Township Attorney to Supervisor Ferris;
- The currently adopted Planning Commission Ordinance as amended November 8, 2012;
- The original Planning Commission Ordinance of March 5, 2011.

Next Regularly Scheduled Monthly Meeting:

7 pm, Wednesday, October 25, 2023, at Crystal Lake Township Hall