

Planning Commission:  
Greg Wright, Chair  
Lee Ewing  
Bill Herd  
Tammy May  
Mike Pasche

Zoning Board of Appeals:  
Sandy Skees Giaier, Chair  
Greg wright  
Richard Lutz

**CRYSTAL LAKE TOWNSHIP PLANNING COMMISSION  
CRYSTAL LAKE TOWNSHIP HALL  
MEETING MINUTES  
FEBRUARY 28, 2018**

**ACCEPTED  
March 28, 2018**

**CALL TO ORDER-** Call to order at 7:03p.m, by Chairman Wright.

**ROLL CALL-** In attendance: Chairman Greg Wright, Pasche, Herd; arriving at 7:12 pm-May: Excused: Ewing. Also present: Tom Kucera, Zoning Administrator.

**CALL FOR CONFLICT-** none

**Approval of Agenda-** a MOTION by Wright, with SUPPORT by Pasche to accept agenda as amended; MOTION carried all ayes.

**Approval of Minutes** - a MOTION by Pasche with Support by Herd to accept the minutes from January 24, 2018 as amended; Motion carried; all ayes.

**PUBLIC PRESENT**

None

**CORRESPONDANCE**

ZA Kucera passed out some information on a presentation to be given by the Michigan Medical Licensing Board in Lansing.

**CHAIRMAN REPORT**

Chair reports that the Benzie County Planning Commission has appointed him as a member to the County Planning Commission.

CONTACT: TOM KUCERA, P.E., ZONING ADMINISTRATOR.  
OFFICE: (231) 352-9791 FAX: (231) 352-6689 (WED. 9-12 Noon)  
EMAIL: zoning.clt@gmail.com

Chairman Wright is appointed for a three year term and the County Planning Commission consists of eleven members. Chair proposes that the pending ordinances be ready for adoption within 4 months.

### **ZONING ADMINISTRATOR REPORT**

Kucera reports meeting with the owner/developer of a proposed “Benzie Cooperative Housing Community”. Kucera provided details of the proposal of development which would be placed on 16 acres within Crystal Lake Township. The proposed land would need to be annexed to the City of Frankfort so the development can use the infrastructure of the City of Frankfort for water, sewer and utility services. Kucera suggests reviewing all information including current zoning language addressing PUD and Condominium, keeping the Planning Commission involved on this project. All members agreed that Crystal Lake Township needs to stay involved in all aspects of zoning this proposed project. Three zoning permits have been issued this period. 2 are permits for a solar array and one for a resident addition

### **NO ZBA REPORT OLD BUSINESS**

1. Medical Marihuana-the Chair reports Grand Traverse County is opting in. May reports Gaylord is opting out.
2. Dark Sky/ Home Occupation- chair requests dark sky language and home occupation language to be sent to the County Planning Commission to allow for feedback. A public hearing then will be planned with adoption of proposed Dark Sky and Home Occupation ordinances in June, 2018.

3. Solar Energy- the Chair reports that solar farms are being proposed in Acme and Elmwood Townships.
4. Capital Improvement Plan- the Chair attended a meeting he attended in Roscommon. The meeting helped the chair to rethink some of the needs of the Township as written in the capital improvement plan. Three items of note: Township Hall cemetery, and road improvements. The chair asked members to rank in order of importance the items listed in the improvement plan. A detailed discussion and using a worksheet template the members determined to list the following improvements to the Capital Improvement Plan in ranking order:

Roads: 64 points; renovate and expand Township hall- 54 points; renovate basement-46 points; new hall-51 points; cemetery improvement- 34 points.

### **NEW BUSINESS**

The Chair suggests a speed study be implemented to determine the need for a speed limit adjustment on M115 at the Gateway arch. A consensus was agreed among members to ask the Township Board to look at low growth plantings to be a natural deterrent to slow the traffic down.

The Members adjourned at 9:00pm

The next meeting is scheduled for March 28, 2018.

Respectfully submitted,  
Alison Michalak  
Recording Secretary