

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
JANUARY 24, 2018**

**ACCEPTED
February 28, 2018**

CALL TO ORDER- Call to order at 7:00p.m, by Chairman Wright.

ROLL CALL- In attendance: Chairman Greg Wright, Pasche, Herd, and May: Excused: Ewing. Also present: Tom Kucera, Zoning Administrator.

CALL FOR CONFLICT- none

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

Approval of Minutes - a MOTION by Wright with Support by May to accept the minutes from November 15, 2017; Motion carried, all ayes..

PUBLIC PRESENT

None

CORRESPONDANCE

Zoning Administrator Kucera states a meeting of the County Planning Commission will be held On February 8, 2018 at 6pm. to discuss the future development of the US 31 corridors.

CHAIRMAN REPORT

Chair reports that the Benzie County Planning Commission has seven members. A total of eleven members are authorized. Chairman Wright will be interviewed next week for one of the remaining positons.

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

ZONING ADMINISTRATOR REPORT

The ZA reports no activity. May stated the Board of Trustees are working on the Budget and requested that the members discuss the funding needs for the Planning Commission. There are funds available to provide educational classes. Ewing and Pasche still need to complete the Citizen Planner Course.

No ZBA action.

Chairman Wright proposed the monthly meeting dates for 2018- all are held on the 4th Wednesday of each month with no meeting in December, 2018.

OLD BUSINESS

1. Medical Marihuana-the Chair reports of the article in the Record Eagle Newspaper listing all the communities in the region that have decided to opt in to allow Medical Marihuana. Out of the 82 communities, 5 have decided to opt in. All agreed that waiting to decide has not created any detriment to the Township. All discussed the current implementation process from the State of Michigan and how the Federal Government and Financial Industries are responding to the implementation.
2. Dark Sky- ordinance is pending.
3. Home Occupation/Cottage Industries- May discussed the cost of a special land use permit (\$500). Pasche reminded all that a special land use permit is for unusual requests. All discussed the language permitting a roadside stand in the RP districts.
4. Solar Energy- the ZA states he has compiled a question list for the members to consider when creating any proposed language to address solar energy. He reviewed this list with all present in

detail. The ZA stated he has reviewed the current Zoning ordinance language. He requests the members review this list for further discussion at the next meeting. Using an overlay district may be a solution to provide solar language in the ordinance.

5. Capital Improvement Plan- a handout was given to from Chair Wright all listing Township improvements to date and also listing the recommendations for future capital improvements. A MOTION by Pasche with SUPPORT by Herd to approve the capital improvement list including adding technology, hall driveway improvements and flagpole improvements and removing installing shutters to the Township hall; motion carried, all ayes
6. Conditional Zoning- the ZA reports that any conditional re-zoning must be reflective of the language of the Zoning Ordinance as written. If conditional re-zoning is approved the Zoning ordinance must be amended to reflect the re-zoning. An in-depth discussion among all about possible scenarios that would make a conditional re-zoning issue come before the Board of Trustees. The ZA suggests studying the language created by Empire Township for possible adoption into the Zoning Ordinance. The ZA will send copies of language to all members.

NEW BUSINESS

none

The Members adjourned at 9:00pm

The next meeting is scheduled for February 28, 2018.

Respectfully submitted,

Alison Michalak

Recording Secretary