

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

SEPTEMBER 27, 2017

DRAFT SEPTEMBER 27, 2017

approved Oct 25 2017

Greg Wright
Tammy May

CALL TO ORDER- Call to order at 7:10p.m. by Chairman Wright.

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

CALL FOR CONFLICT- none

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

Approval of Minutes - a MOTION by Wright with Support by Pasche to accept the minutes from August 16, 2017; Motion carried, all ayes. A MOTION by Pasche with SUPPORT by Ewing to accept minutes from April 26, 2017; Motion carried, all ayes.

PUBLIC PRESENT

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

None

CORRESPONDANCE

1. Letter from Mitch Deitch, Benzie County Administrator announcing that the County Planning Commission is expanding to 11 members. He encouraged any interested party to consider serving on the County Commission.
2. Letter from The Benzie County Road Commission indicating that Cellular Antennas are being considered for placement along the utility right of ways that run along the county Roads. Implementation will allow more connectivity for areas that are not well served by current Cell Towers.

CHAIRMAN REPORT

Chair reports that he has been reappointed by the Township Board to the Planning Commission. Chair updated the members on Joyfield Township's efforts to create Zoning and a Master Plan.

ZONING ADMINISTRATOR REPORT

20 permits issued to date.

The Administrator reports that he has met with the Township Attorney about a vacant lot within the Robinson Resort. The resort is in a platted development. The owner wants to split the lot and sell half to the adjacent occupied

lot. The Plat would have to be modified. The ZA denied the application and an appeal is possible. It will take a court decision to make any changes to the plat. The ZA also reported on an application requesting a variance on setbacks which he has denied. The Chair of the Zoning Board of Appeals has resigned.

OLD BUSINESS

1. Medical Marihuana- the Chair discussed how local Government units are handling implementation of the new guidelines. The MTA has sent a sample resolution and a sample ordinance as a guide to help create language to allow Medical Marihuana or a resolution to opt out. The ZA stated that if an ordinance is created the uses should be conditional rather than a special land use. The ZA stated that the Township Attorney is researching to aid in creating the appropriate language.

The members discussed holding another public forum in October. The ZA suggested that a larger ad be published in the Record Patriot on October 11 and 18th. The members agreed to hold a forum on Thursday, October 19, at 7pm.

2. Sign Ordinance- the ZA states all ordinances he has reviewed are exactly like the current ordinance in place. With that comparison, the ZA suggested the sign ordinance language remain unchanged.
3. Dark Sky- the ZA passed out a sample ordinance with definitions, and Gilmore Townships Dark Sky ordinance. The members reviewed both examples. Pashe states that “full cut off shielding” should remain as a requirement. The ZA will put together a draft for consideration at the next meeting.
4. Home Occupation/Cottage Industries- not discussed
5. Solar Energy Ordinance- not discussed

NEW BUSINESS

The ZA discussed the possible need for a land division ordinance.

PUBLIC INPUT

The Members adjourned at 8:53pm

The next meeting is scheduled for October 19, 2017, and the regular meeting October 25, 2017.

Respectfully submitted,

Alison Michalak

Recording Secretary