

**Minutes:**  
**Watersmeet Township Planning Commission**

**Regular Meeting of May 13, 2014**

Watersmeet High School Library

- 1) Meeting called to order by Chairman Roy D'Antonio at 6:30 PM.
- 2) Pledge of Allegiance was given.
- 3) **Roll Call:** Members Present: Chairman Roy D'Antonio, Vice Chairman Dave Sherrill, Secretary John Neumann, Township Board Liaison-Rich Henriksen, Pete Peterson, Jeff Wasson, John Cestkowski, Larry Potter and Jeff Zelinski were present. Several community members were present.
- 4) **Approval of Agenda/Changes:** A motion was made by Pete Peterson to accept the Agenda as presented, second was made by Dave Sherrill. Unanimous yes vote to approve agenda.
- 5) **Approval of Minutes:** Motion was made by Pete Peterson to accept minutes of April 29 Special Meeting, 2014 as written, Second by John Cestkowski. John Neumann abstained because he wasn't present for the meeting, all other members vote yes.
- 6) **Zoning Administration Report:** David Neumann reported that there was a building permit issued for one building, 21x13 tree house and one permit for a garage.
  - 6a. Dave Neumann reported that Land O' Lakes Recreational Center wanted to park a truck trailer on their property and use it as a billboard. Dave was leaning towards denying the permit because the size would be bigger than allowed in our Ordinance at 708b. There was a discussion and Dave was asked to obtain more information so a decision could be made.
- 7) **Key Hole Ordinance Language:** Chairman D'Antonio presented an e-mail from a group called the "Friends of Sylvania" and read it to the PC. The letter stated the concern they have with permitting additional lake access from key holing which could be detrimental to lakes by increasing the chance of invasive species being introduced into the lake. Roy also read an e-mail from Attorney Michael Pope that stated the PC should focus on key holing and not property rental. The PC should also consider a more detailed ordinance to reflect recent case law. Roy stated that he believes no one on our board wants to allow key holing and thinks that Pope should write this ordinance for us. Roy made a motion to send a request to Pope to draft the revision, second by Pete Peterson. There was a discussion back and forth on the pros and cons of having Pope draft the revision. Voice vote of PC was all yes except for Rich Henriksen who voted no. Motion carried.
- 8) **Master Plan Updates/Revisions:** Dave Sherrill said that in order to complete the Master Plan he believes a survey is needed. Also the PC should review the Recreational Plan that was written in 2011. He believes the statistics in the Master Plan also need some work and updates. We need this information to give the Master Plan credibility. The review of the Recreational Plan should be completed prior to the next PC meeting so a decision can be made if changes are required. Dave Sherrill will send everyone a draft of what has been completed on the Master Plan to date before the next meeting.

- 9) **Zoning Sub-Committee Update:** There hasn't been a meeting since the last update according to Dave Sherrill. The committee has been disconnecting. They will schedule a meeting soon to work on the Ordinance.
- 10) **Public Comments:** Steve Roth stated that there needs to be more awareness of the Land O' Lakes Airport and more needs to be done to promote this airport. It is a huge engine for future development that is just sitting there and being wasted at this time. He is looking for ideas to promote this airport.
- Dave Neumann stated that in the past Michael Pope wouldn't write an Ordinance and this was supported by Supervisor Rogers. Supervisor Rogers said he would call Pope and find out what he is willing to do.
- Julie Mathieson was wondering what the PC was going to do about the short-term rentals that currently do not have Special Use Permits. Roy stated that he had been wondering the same thing because he said he knew of about 50 short-term rentals on the Cisco Chain. It was recommended that letters be sent to those individuals that have short-term rentals and inform them they are required to apply for a Special Use Permit. Julie also brought up a point that there are formulas she has found that indicate how many boats a lake can support and she said she would provide this to the PC if they would like.
- Pat Welch asked Roy how many of the 50 short-term rentals he mentioned have Special Use Permits. Roy said he has no way of knowing. After a discussion about fairness of the process, it was decided that Ordinance changes, being worked on by the sub-committee concerning Special Use Permits, needs to be completed prior to any actions of the PC.
- 11) **Adjournment:** Motion to adjourn by Dave Sherrill, second by John Cestkowski, Unanimous yes vote. 7:35 PM

Respectfully submitted by,

*John Neumann* – Planning Commission Secretary

Approved: July 9, 2014