

**Draft Minutes:**  
**Watersmeet Township Planning Commission**  
**Monthly Meeting of October 9, 2013**  
**Watersmeet High School Library**

Meeting called to order by Vice Chairman D'Antonio at 6:30 PM.

Roll Call:

**Members Present:** Members Present: Vice Chairman-Roy D'Antonio, Secretary John Neumann, Township Board Liaison-Rich Henriksen, Larry Potter, Pete Peterson and Jeff Wasson were in attendance. A quorum being present business could be officially conducted.

There was a short discussion of the meeting order concerning the public hearing being held before the regular meeting is called to order. It was decided to call the P-C to order and then allow public comments within the meeting.

The Pledge of Allegiance was given.

**Members of the community present:** Approximately 17 members of the community were in attendance.

**4: Agenda Changes:** Vice-Chairman D'Antonio asked for changes and additions to the agenda.

- 1) By-laws of Planning Commission. Item 9 (Added by John Neumann)
- 2) Approval of minutes. Item 4a (Added by Rich Henriksen)
- 3) Appointment of Planning Commission to Zoning Board of Appeals. Item 10 (added by Roy D'Antonio)
- 4) Master Plan discussion. Item 11 (added by Roy D'Antonio)

A motion was made by Rich Henriksen with support Pete Peterson to approve additions. Voice vote: All in favor.

**4A: Approval of minutes**

September 11<sup>th</sup> Regular Meeting. Motion to approve by Pete Peterson 2<sup>nd</sup> by Larry Potter, All approve

September 11<sup>th</sup> Public Hearing. Motion to approve by Larry Potter 2<sup>nd</sup> by Pete Peterson, All approve

October 3<sup>rd</sup> Special Meeting. Motion by Rich Henriksen 2<sup>nd</sup> by Larry Potter. All approve except for abstentions by Pete Peterson and Jeff Wasson as they were absent from this meeting.

**5: Public Hearing.** Motion by John Neumann and 2<sup>nd</sup> by Jeff Wasson to move into public hearing. All approve.

Language change to Guest Home Rental

Roy D'Antonio added an e-mail to the record he received from Gregory Wensel, Poor Lake, the current President of the Cisco Chain Riparians and Board Member of the ISCCW. Within this e-mail Mr.

Wensel would like the P-C to consider implementing a rental oversight component that deals with the problem of invasive species especially on our lakes.

Jack Erhart from Clearwater Lake made the comment in addition to Mr. Wensel's that perhaps a surcharge should be added to proposed rentals to monetarily aid in the fight of invasive species.

Jim Hoots from Clearwater Lake would like the P-C to consider speed limits on the lakes where rentals of homes occur.

Craig commented that there should be no short-term guesthouse rentals.

There was a discussion about consideration of a self-contained lake verses the chain of lakes.

Julie Mathiesen commented that there should be more research by the P-C before any changes are made to the current Ordinance. There are too many questions that aren't answered pertaining to Guesthouse Rentals.

Jack commented that there is no way anyone really knows which homes are really being rented. There is no system currently in place that tracks rentals except with special use permits.

Dave Neumann, the Zoning Administrator commented that there should be no special use permits given except for a person that owns the house for a number of years specified by the P-C. Also the special use permit should not be transferable. There should also be more defined specifications for lot size before allowing guesthouse rental.

#### Language change to Key Hole Access

Russ Diethert commented that the Duck Lake Riparian Association is strongly against changes to the Key Hole language in the Ordinance. In addition the P-C should be careful forcing changes on the people that have bought their property with the current ordinances.

Julie Mathiesen commented there is a history of the current language in the Ordinance and is concerned that the current P-C may not have the information or history of the decisions and laws that may have led up to the current Ordinance language.

She also brought up a letter that was written to Dennis Snyder, P-C Chairman, from Township Attorney Michael Pope dealing with the Key Hole issue. It was noted that none of the present P-C was aware of this letter and it was duly noted this letter should be part of the public record as well as the P-C deliberations.

There was a lot of discussion about fee simple owners that went back and forth.

#### **Motion to move back into regular meeting**

Motion by Pete Peterson 2<sup>nd</sup> by Jeff Wasson. All in favor

**6) Marijuana Dispensary Ordinance:** Vice Chairman D'Antonio remarked that there should be more due diligence on the matter. He had talked to law enforcement personnel after the last Planning Commission meeting and they advised that the Planning Commission should adopt an Ordinance. He believed that Attorney Michael Pope had possibly written an Ordinance for Haight Township and that maybe Supervisor

Rogers could contact Attorney Pope to find out if we could get information on what other Townships have done.

Supervisor Rogers stated Attorney Pope has not gotten back to him yet. He would call him again in the morning.

Comments by Pete Peterson that the Distribution Center (Clubhouse) in Marquette is not in a residential area so we may have been misled at our last regular meeting.

Vice Chairman D'Antonio commented we should continue to move this forward when we have more information.

Motion to table by Rich Henriksen and 2<sup>nd</sup> by Pete Peterson. All in favor.

**7) Rental Ordinance Consideration/Special Use Permits:** Vice Chairman D'Antonio stated that we should come up with an Ordinance that would more clearly define criteria for Short Term Rentals. Julie Mathiesen provided an Ordinance from Milton Township as a sample we could possibly use to adopt our own Ordinance. He stated he thought it was a very good Ordinance. We need to decide if we are going to change the Ordinance or leave it the same for short-term rentals. There is a question if a change to the Ordinance would then eliminate the Special Use Permit portion if Rentals were more clearly defined in the Ordinance.

There was a comment by Julie Mathiesen that the Master Plan needs to be considered before making changes to the Short Term Rentals Ordinance.

Dave Sherrill commented that the application for short-term rentals could be changed in the Special Use Permit but we may be putting the cart before the horse because the Master Plan should be completed first.

Motion to table by Rich Henriksen 2<sup>nd</sup> by Pete Peterson. All in favor

#### **8) Guest Home Rental and Key Hole Access Ordinance**

Dave Sherrill commented non-commercial Recreational Property could be added to the language to the Ordinance that would clear up whether or not family members can use the homeowner's property because currently there is confusion. If money is exchanged, use is not to be permitted but family members use should not be hindered.

Current Guest home rentals were stated to be less than 20 within the Township but there doesn't seem to be any way to know for sure.

More work and information needs to be obtained.

Motion to table both by John Neumann, 2<sup>nd</sup> by Larry Potter. All in Favor

#### **9) P-C By-Laws**

A short discussion that a Conflict of Interest clause was already in the By-Laws and don't need to be created. There was a point made that perhaps the By-Laws should be up on the Web Site. It was decided it wasn't necessary.

#### **10) Appointment to the ZBA**

Roy D'Antonio asked for a volunteer. Pete Peterson volunteered.

Motion to appoint Pete Peterson as P-C liaison to ZBA by Rich Henriksen 2<sup>nd</sup> by Jeff Wasson

### **11) Zoning Administrator Report**

Dave Neumann stated there was 3 minor applications this past month.

### **12) Master Plan**

Dave Sherrill provided an Excel format to the P-C and a discussion about where we were in working on the Master Plan. It was decided that we would have a Special Meeting dedicated to working on the Master Plan on October 23<sup>rd</sup> at 6:30 in the Township Office.

**Motion to adjourn** at 8:35 PM by Pete Peterson 2<sup>nd</sup> Rich Henriksen, All in favor.  
Respectfully submitted by,

*John Neumann* – Planning Commission Secretary