

REGULAR MEETING NOTICE
WATERSMEET TOWNSHIP PLANNING
COMMISSION
Minutes

DATE: WEDNESDAY, DECEMBER 11, 2013

TIME: 6:30 PM

**PLACE: WATERSMEET HIGH SCHOOL LIBRARY
WATERSMEET, MICHIGAN 49969**

- 1. Call to order by Chairman D'Antonio**
- 2. ROLL CALL.... Chairman Roy D'Antonio, new member John Cestkowski, Rich Henriksen, Jeff Wasson, Larry Potter, Jeff Zelinski, Pete Peterson, John Neumann. Dave Sherrill absent.**
- 3. Pledge of Allegiance**
- 4. CHANGE/APPROVE AGENDA.... David Neumann requests to add item 7 under new business, responsibility for special use permits, and number 8 the Elder's residence. Number 9 added by Chairman D'Antonio to talk about Dr. Fiorucci. Number 10 added to talk about R1 and R2 per David Neumann. John Neumann requested a discussion on the Watersmeet school sign, item number 11, all under new business. Motion to approve agenda by Rich Henriksen second by Jeff Wasson. All in favor.**

NEW BUSINESS

- 5. DISCUSS UPCOMING FUTURE MEETINGS SCHEDULE INCLUDING SPECIAL MEETINGS**
There was a discussion to add special meetings every month to work on the Master Plan. Motion by Jeff Zelinski and 2nd by John Neumann to approve an additional special meeting per month. Meetings to be at town office at 6:30 PM on the 4th Wednesday of every month starting in January. All approve.

- 6. ZONING ADMINISTRATOR'S REPORT.... David Neumann said only 1 permit for the month was issued to add a ramp to a property close to Rogers Bar.**
- 7. Special Use Permit discussion... David Neumann believes the process should be changed. This is what he recommends. (1) The Zoning Administrator should be responsible that the form is complete and accurate. (2) The PC Chairman should send out the letters to the neighbors and to the newspapers that the Special Meeting is going to be held. (3) Copies of the completed form shall be given to the originator and the Zoning Administrator but a copy shall also be given to the Township Secretary of the completed original Special Use Permit form. This will create a file so all Special Use Permits can be tracked. The PC Chairman will provide the completed approval form to the Township Secretary. Bill Neumann stated that he has copies of the previous permits approved during the time he was on the PC. David and John Neumann will get together to create the language for the change.**
- 8. Elders Property discussion...Dave said on one site on the Internet they are advertising that the house can hold 20 guests and on another site it says it can hold 15 guests. There were no requirements placed on the amount of guests by the PC when Special Use Permit was approved. Dave talked to the health Department about the septic system capacity and they said until the septic system fails they don't plan on policing this. He would like to know if the PC wants him to get copies of the septic system installations to see if all houses being rented are following the special use application and can support the number of people advertised for the property? The person requesting a Special Use Permit shall be responsible for have their septic system checked and approved for the use intended on the permit prior to having the PC approval.**

9. **Dr. Fiorucci discussion...Roy stated that he had a discussion with Dr. Fiorucci and that the Dr. had spoken with Tribal representative John McGeshick Jr. about his renting of the office space in the building recently purchased by the Tribe. He wanted to know if he could get an extension on his lease. John Jr. stated that the Tribe does not want another Dr. besides theirs in Watersmeet and he has to be out of the office by the end of January. It was a very heated discussion according to the Dr. The Dr. believes he has found a temporary space to continue his practice. This will be at the former Donald Grosso home. He would like to know what requirements the PC has to move his practice to this home? It was determined that nothing is required from the PC for him to move his office. He wants to stay in Watersmeet and would like the Town's help in any way possible to stay. Supervisor Rogers stated that Dr. Fiorucci should come to the Township Board to discuss these issues. The Minnie's property was suggested as a possible site for an office in the future. The Township will discuss this at their next meeting. Roy will ask the Dr. after this meeting if he would entertain staying if the Tribe would change their mind but Roy believes the Dr. just wants out of the building because of the Tribe's attitude. There was a motion by Rich Henriksen for the PC to support the Dr. staying in Watersmeet and to give the Township Board Carte Blanc in providing this support. 2nd by Roy D'Antonio. All in Favor**
10. **R1, R2 zoning.... There was a discussion about lot size and about 50 foot lots being grand fathered in and whether or not the ordinance should be changed. The requirement in the ordinance now states they cannot be smaller than 100 feet wide. Dave Neumann stated that many of the R1 lots in Watersmeet do not conform to the current ordinance and that someone should look into correcting the ordinance. MTA training states that if most of the Town's properties do not fall within the Ordinance requirements then the Ordinance**

should be changed. The new Ratcliff Property had to follow the current Ordinance. Dave stated that R2 should include the North Land O' Lakes area. R2 requires 200x200 ft lots and this part of the Ordinance should also be changed due to many lots not being that size in Land O' Lakes. We should consider having a workshop on zoning issues. The problem, according to Dave, is property West of the golf course in Land o" lakes should be R2 and not be R&F. There is also a problem with the area West of Watersmeet. We will put a committee together after the first of the year to work on the language in the Ordinance.

11. Outdoor Sign discussion... The school sign was discussed because our Ordinance banning this type of sign without a permit issued. There is a possibility that the school may be a government entity and we may not have jurisdiction. Supervisor Rogers stated that the school has toned down the sign as much as they can. Supervisor Rogers will call Attorney Pope to determine if the school falls under our Ordinance concerning the sign.

OLD BUSINESS & TABLES ITEMS

12. **DISCUSS GUEST HOME RENTAL/KEY HOLE ACCESS ORDINANCE LANGUAGE CHANGE....** Supervisor Rogers was concerned that the Ordinance was not consistent concerning long-term rentals vs short-term rentals for key-holing. Fee simple language was discussed, short-term vs long-term. Motion to table by Pete Peterson, 2nd by Jeff Wasson and leave for the committee to resolve the language. All in favor.
13. **DISCUSS SHORT TERM RENTAL ORDINANCE OR ESTABLISH GUIDELINES FOR SHORT TERM RENTALS....** There is a need to define requirements of short-term rentals. Septic systems were discussed again. There was a disagreement

on what the State's Health Department position is on the issue. Another concern was that the fees were too high for special use permits and a possible reason why people don't apply for them. Dave will work on changes to the Special Use Application form to more define requirements. A separate short-term rental form was recommended. Septic and water system requirements, local contact, and termination on change of ownership should be included. Motion to table by Roy D'Antonio, 2nd by Rich Henriksen until the new form gets completed and approved. All in favor.

14. **DISCUSS MARIJUANA DISTRIBUTION ORDINANCE...**There was a discussion about the sample Ordinance Attorney Pope supplied. Supervisor Rogers will have Attorney Pope send a word document of the sample to John Neumann so it can be worked on for approval.
15. **PUBLIC COMMENT...**no public comments
16. **ADJOURNMENT...**motion to adjourn at 9pm by Rich Henriksen. 2nd by Pete Peterson. All in favor.