

Minutes

Watersmeet Township Planning Commission

Meeting of June 12th, 2013

Meeting called to order by Chairman Dennis Snyder at 6:50 PM.

Members Present: Members Present: Chairman-Dennis Snyder, Secretary-Greg Garlock, Pete Peterson, Jeff Wasson, Jeff Zelinski, Larry Potter and Township Board Liaison-Rich Henriksen were in attendance. Vice Chairman-Fred Reimer and Roy D' Antonio were excused. A quorum was present and business could be officially conducted.

Larry Potter informed the commission that Fred Reimer had been hospitalized and his condition is unknown at this time. We all hope Fred is recovering and will be joining us soon.

Members of the community present: Several members of the community were present including Mike Rogers-Township Supervisor, Dave Neumann-Township Zoning Administrator, Craig Hesse, Tom Krautkramer, Pat Walsh, Greg Wenzel, Kathy Pirk, Sara Spitler, Mary Congdon, Diana Mehlhop, Julie Mathiesen, John Cutts and several others.

Jeff Zelinski was welcomed to his position on the planning commission.

The Pledge of Allegiance was given.

Proposed Zoning Change: The commission members discussed the proposed change to the Watersmeet Township Zoning Ordinance regarding dock lengths in section 5.04C2. The language proposed for the amendment did not reflect the statements made to the public during the public hearing. The question was raised if the proposed language was changed to reflect the statements made to the public would that require a new public hearing? A consensus was reached that the language could be amended without an additional public hearing because the public was still present from that meeting and could still comment on the language. The proposed language was discussed and proposed to be changed as follows: "Permanent or Temporary Docks shall be limited to three hundred thirty-six (336) square feet of total water coverage. The Permanent or Temporary Dock may not extend more than forty (40) feet into the lake from the Ordinary High Water Mark, unless a depth of three feet is not reached in which case a temporary dock extension may be added to a length where three feet of depth is reached, maximum, and does not cause a navigational hazard." The maximum width of the walkway is to be six (6) feet, and the maximum width of a Permanent or Temporary Dock shall not exceed twenty two (22) feet as measured parallel at the point of dock contact." A motion to accept the proposed language as revised was made by Pete Peterson and supported by Jeff Zelinski. A voice vote followed with all in favor. The change to section 5.04C2 will be forwarded to the Township for inclusion in the Zoning Ordinance.

Agenda Changes, Additions: The vote on the April 18th, 2013 Public Hearing and regular meeting minutes was moved to the end of the meeting and the Chairman's comments were withheld till later.

Zoning Administrator's Report: David Neumann received requests for one dwelling, one addition and one pole barn.

Zoning Board of Appeals (ZBA): No Report

Public Comments: Chairman Snyder asked for public comments. Kathy Pirk asked if public comments would be allowed at the end of the meeting. Chairman Snyder stated no. Public comments would be closed. Ms. Pirk asked how does the public comment on something that has not yet been discussed. Chairman Snyder stated they would have to attend the next meeting. No other public comments were offered.

Old Business:

- a. **Guest House Rental update:** Chairman Snyder stated he had discussed the rental of guest houses with the township attorney. He stated that the township attorney thinks the current zoning ordinance is too restrictive concerning key-hole access and guest house rental. Cited some examples of grandchildren or friends visiting and not being able to utilize the riparian resources. Secretary Garlock asked if the Chairman had the attorney's comments in writing. Chairman Snyder said that he received the attorney's comments via a telephone conversation. Secretary Garlock requested a written opinion from the Township Attorney regarding guest house rentals.

New Business: Chairman Snyder wishes to alter the requirements for Northeast Asphalt needing to request a recurring "use by special approval" permit every year for operating a portable asphalt plant at the gravel pit on White Pine Drive. A lengthy discussion took place on how to alter the requirements. Several ideas were discussed with the pros and cons of each being debated. Member Henriksen suggested we table the item and develop a method to move forward. Chairman Snyder stated that he should be allowed to extend his existing permit with the same restrictions that were imposed under the current permit. It was noted that the dates of operation may change year to year based on paving schedules. Chairman Snyder stated Northeast Asphalt could come back to the Commission for revisions. A motion to allow the extension year to year was made by Jeff Zelinski and supported by Jeff Wasson. Chairman Snyder called for a voice vote without further discussion. Vote 5 yea, 2 opposed. The exact language on how this is going to be executed is not clear to the secretary.

Minutes of the April 18th, 2013 Public Hearing and Regular Meeting: Minutes were approved as presented on a motion by Jeff Wasson and support from Pete Peterson. A voice vote followed 5 yea and 2 recused.

Motion to adjourn at 7:23 PM by Pete Peterson and supported by Jeff Zelinski. Voice vote: All in favor.

Respectfully submitted by,

Gregory Garlock – Planning Commission Secretary

Approved: 08/14/2013