

Watersmeet Township Planning Commission

Wednesday, October 11, 2017

Regular Meeting Minutes

Location: Watersmeet Community Center

Meeting called to order by Chairman Pete Peterson at 6:30 p.m.

Pledge of Allegiance was given.

Roll Call: Members Present: Pete Peterson, John Cestkowski, Peggy Tuttle, Paul Kempainen, Roy D'Antonio, Craig Hesse

Members Absent: Jeff Zelinski, Giiwegiizhigookway Martin, Jeff Wasson

Approval of Minutes of September 13, 2017 Motion by Roy, 2nd by John. Motion Carried

Approval of Agenda: Motion made by Roy and 2nd by Craig to approve agenda with the addition of items 8A Discussion of vacation rentals and Air B&B and 8B Dan Kline recommendations for zoning ordinance changes.

Public Comment: Steve Roth asked whether anything had been done relative to changing the "verbiage" in our zoning ordinance. Pete explained that we have not had a workshop with our attorney as of yet, to accomplish this but do plan on doing so.

Zoning Administrator's Report:

James Wiederhold, E18429 Cloverleaf Rd, addition, Certificate #879

Larry Zimmerman, N2713 Dinner Lake Rd, addition, Certificate #880

Dave Neumann also presented the Commission a list of items to consider for possible action regarding zoning ordinance changes: (1) Campers left year-round on R&F land. The present ordinance says they need to be removed from Dec. 6 – Mar. 9. (2) Docks on small lots. If a lot is non-conforming what should I as the zoning administrator do regarding the size and location of a dock. The commission felt that the zoning administrator had the right to use his own discretion. (3) The ordinance does not allow short term renting except for L1 & L2. (4) Should there be a setback for easements. There was considerable discussion and that the easements were really a matter between the parties involved and not a zoning issue. Structures that met zoning requirements can be erected and whether or not it affects one of the parties in the easement is a matter for them to resolve.

New Business:

8A. Vacation rentals and Air Bed and Breakfast. Peggy Tuttle wanted to discuss how she felt about the changing nature of people coming to our area and where they stay. In the past, families commonly came and stayed at resorts in the area but the trend is now to seek a vacation (short-term) rental unit instead. She specifically mentioned one located relatively close to her that has been in operation for a considerable time. She also stated that the idea of a person "renting" out a bedroom and providing breakfast to the occupants may become popular as well and could be done

in areas other than those designated L1 or L2 by our zoning ordinance. She felt that we should consider the changing nature of renting and how this will impact our area in the future.

8B. Building Inspector, Dan Kline's suggestion for zoning ordinance changes. Dan presented the Commission with three zoning references that he felt needed to be addressed. The first was Section 8.01A #3 Permanent Foundation. He noted that several buildings in the field are under the 200 sq.ft. minimum specified in the ordinance but may be on a slab, piers, or sauna tubes to keep the building level. He felt that this should be stricken from the ordinance. The second was Section 8.02C Fees and Expenses. #4 Penalties 5 times the amount for a zoning certificate but the building permit fee for no building permits is not included. Originally the amount of penalty had been twice the cost of the permit fee but had disappeared from the ordinance. After considerable discussion, the commission felt that penalty for the lack of a building permit fee should also be 5 times the original fee cost. The third was Section 10.03 Penalties. In this section the contractor performing the violation is also penalized under the ordinance.

The Commission felt that the fees for zoning and building violations should also be included in Section 10.03 of the ordinance. It was also felt that a sentence reflecting that the homeowner that uses an unlicensed contractor should be responsible for the penalties assessed.

A motion was made by Roy and 2nd by John to accept the recommendations of Dan Kline and to incorporate them into the zoning ordinance by having a Public Hearing concerning the changes during the November 8 regular meeting of the Planning Commission.

Master Plan – Updates: The plan will be sent out to all affected entities for perusal and submission of any possible changes within the next two weeks at the latest.

Recreation Plan – Updates: Will be sent out with Master Plan to all entities affected.

Possible Grass Ordinance – Updates: Motion by Roy, 2nd by Craig, to table at the present time.
Motion Carried

Adjournment: Motion by John, 2nd Paul. All in Favor. Approved Meeting adjourned at 8:05 PM.

Next regular meeting on Wednesday, November 8, 2017

Submitted by: Paul D. Kempainen – Planning Commission Secretary.