

**Watersmeet Township Planning Commission
Wednesday, June 13, 2018
Regular Meeting Minutes**

Location: Watersmeet Community Center

Meeting called to order by Vice Chairman, Jeff Zelinski at 6:30 PM

Roll Call:

Members Present: Jeff Zelinski, Jeff Wasson, John Cestkowski, Peggy Tuttle, Craig Hesse, Paul Kempainen

Members Absent: Pete Peterson, Giiwegiizhigookway Martin, Roy D'Antonio,

Public Hearing on Zoning Ordinance Changes

Motion by John and 2nd by Peggy to go into Public Hearing

Paul began by explaining that the purpose of the ordinance change was to allow a second dwelling on a parcel that is not in L1 and L2.

Arnie Doumanus questioned what constitutes a family dwelling and Paul tried to address this issue.

Yvonne Clark suggested the same language concerning the number of dwellings be used for all zoning classifications.

Pat Walsh asked if L1 and L2 wouldn't be affected by the changes.

Dave Sherrill pointed out that R2 should also be included in the language concerning number of dwellings.

He later said he also felt that this left the door open for numerous residences created on parcels of sufficient size.

Paul read the letter that Julie Mathiesen had sent to the Planning Commission concerning possible changes to the Zoning Ordinance expressing her concerns.

Motion by Peggy and 2nd by Craig to add Julie Mathiesen's letter into public record of hearing. Motion carried.

Motion to go back into regular meeting by Jeff and 2nd by Craig. Motion carried. Went back to regular meeting at 6:52 PM.

Approval of Minutes of May 9, 2018 Motion by Craig and 2nd by Peggy. Motion Carried

Approval of Agenda: Motion by Paul and 2nd by John. Motion carried.

Public Comment:

Yvonne Clark thanked the board for putting out a letter of interest for those interested in service on a committee to look into creating a short-term rental ordinance.

Zoning Administrator's Report: Dan Kline submitted the following items for May and June of 2018

May

John Neumann	5572 Bass Lake Road	Single Family Dwelling
Scott Elias	3710 Schutte Road	Garage
Loren Thompson	2815 Goodrich Road	Single Family Dwelling Addition

Toby Gendron	19710 Eagle Drive	Move existing cabin as guest house and build new Single Family Dwelling
Michael Wanta Sr.	5503 Bass Lake Road	Attached garage, applied for variance, denied because It does not conform to setback requirements

June

Jeff Saad	3780 US Hwy 45 S	Garage
Diane Bucci	19737 Mamie Lake Rd.	3 season room addition

New Business: None

Old Business:

A. Discussion and vote on proposed Zoning Ordinance changes

Craig Hesse felt that it made sense to him to have the same language concerning multiple family dwelling consistent in all classifications.

There were several suggestions made that the additional dwellings should follow the guidelines presently in place for L1 and L2.

Jeff Zelinski brought up the issue of a hunting camp not being permitted at the present time and whether this is a dwelling. Dan Kline stated that a camp is not considered a dwelling as a mean average temperature of 64 degrees Fahrenheit is not maintained throughout the year.

Dave Sherrill also suggested the issue of allowing a hunting camp along with a separate additional dwelling could be addressed later.

Dave Sherrill also felt that allowing more than one dwelling could be construed as allowing as many dwellings as a person could fit meeting the criterion in our present zoning.

Vice Chairman Zelinski felt that we should table this item as several members of the commission were not in attendance and unable to express their opinions and vote on this important matter.

Motion by Paul and 2nd by John to table a vote on changes to the Zoning Ordinance. Roll call vote: Jeff Z, Yes; Peggy, Yes; John, Yes; Craig, Yes; Jeff W, Yes; Paul, Yes. Nays: None

B. Possible work on Short-term Rental Ordinance or setting up a worksession

The following is a list of those willing to serve on a committee to address the creation of a short-term rental ordinance. Greg and Yvonne Clark, Dave Lamoreaux, Chris Hornung, Dave Sherrill, Fred Duerkop, Joe Lomastro, Dan Hance, Jeff Zelinski, Margaret Tuttle, Craig Hesse and Paul Kemppainen. The group decided to have a work session on Wednesday, July 11, 2018 at 7:00 PM at the Watersmeet Community Center. All of the people will have a physical and online version of the Ordinance that had been looked at during the May Planning Commission meeting. Paul will create a group so that changes people may propose can be sent to the other members of the committee to help facilitate the creation of an ordinance that will address the needs of the township.

Adjournment: Motion by John and 2nd Jeff to end meeting and establish the next regular meeting of the Planning Commission to be on August 8 instead of July 11. Motion carried. Meeting ended 7:35 PM.

Next Regular Meeting on Wednesday, August 8, 2018

Submitted by: Paul D. Kemppainen – Planning Commission Secretary