

Watersmeet Township Planning Commission  
September 12, 2018  
Public Hearing and  
Regular Meeting Minutes

Location: Watersmeet Community Center

Meeting called to order by **Chairman Peterson at 6:30 PM**

Roll Call:

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

Members Absent: **Jeff Zelinski and** Giiwegiizhigookway Martin

Public Hearing: **Motion by John and 2<sup>nd</sup> by Jeff to go into Public Hearing on proposed amendment to Section 10.3 of Watersmeet Township Zoning Ordinance at 6:35 PM**

Paul reiterated what had been proposed at previous regular meeting concerning adding the Civil Infraction component to the ordinance as had been drafted by Tim Dean. Greg Clark agreed that it should be adopted as well.

**Motion by Roy and 2<sup>nd</sup> by John to go back into regular meeting at 6:39 PM.**

Approval of Minutes of **August 8 regular meeting.** Motion by Roy and 2<sup>nd</sup> Jeff. Motion Carried.

Approval of Minutes of **August 20 special meeting.** Motion by Roy and 2<sup>nd</sup> by Jeff. Motion carried.

Approval of Agenda: **Motion by Roy and 2<sup>nd</sup> by John.** Motion carried.

Public Comment: **Mary DeGrave** was concerned about trailer verbiage in R&F transition zone as a neighbor is proposing to add water, septic and power to an existing trailer. She feels the language in the ordinance is too ambiguous and not defensible in court.

Greg Clark again thanked the commission for the work that has been done on short-term rental issue. He suggested that the township stay away from extremes on either side of this issue and no person presently doing short-term renting would be shut down as a result of the new ordinance.

Yvonne Clark also thanked the commission and in particular Peggy, Paul and Roy for their efforts.

Mike Rogers asked how many short-term rental applications had been received this year, of which there was one.

Zoning Administrator's Report: **Dan Kline** presented the commission with the following list of recent activity related to zoning and building permits.

**August**

Tom Gregory	4023 W. Tamarack Lake Rd.	Single Family Dwelling
Carol Bury	18717 W. Cisco Lake Rd.	Garage
Lisa Dinse	19307 Kitty Island Rd.	Garage

**Pending**

Eric Schmidt	5274 W. Langford Lake Rd.	Garage
Steve McDonough	3475 White Birch Rd	Single Family Dwelling
Patrick Kelleher	19870 Eagle Drive	Single Family Dwelling
Tom Krautkramer	18515 S. Cisco Lake Rd.	Garage

## Two Use by Special Approvals

Toby Gendron	19710 Eagle Drive	Guest House
Keith Stroobants	3435 White Birch Rd.	Guest House

Old Business: Paul discussed what the purpose of the zoning ordinance changes regarding more than one dwelling in classifications other than L1 and L2 were. Julie Mathiesen voiced opposition to the changes proposed as not have the correct language in them. The commission decided to go ahead with changes. Jeff offered a motion that was seconded by Peggy to adopt the change proposed to Section 7.02 B1. This motion carried unanimously. Roy motioned that the remainder of the changes to Section 3.02A 1, Section 6.01B 1 a., and Section 6.01B 2e. b also sent to the Township Board. Jeff seconded this motion. Motion carried unanimously.

## New Business:

### Discussion on draft Short-term Rental Ordinance.

Roy expressed concerns over 1,000 foot distance between rentals, grandfathering, and number of rentals permitted per year, along with where rentals would be permitted. There was considerable discussion as to whether it was too late in the year to be able bring a final version of a new ordinance to the commission as many residents will no longer be here and would be unable to attend any public hearings concerning it. The possibility of having a survey conducted by means of including it in the winter tax bills was also brought up. Yvonne Clark volunteered to help work on a survey if it was deemed needed. Julie asked who had been responsible for having the township attorney look into finding short-term rental ordinances for the commission to look at. Paul mentioned that he had done so on the behalf of the commission so that we would not have to start from scratch. The committee expressed the fact that they would try to address any concerns raised about the new ordinance and come up with compromises.

Toby Gendron, 19710 Eagle Drive, requested a Use by Special Approval for the creation of a second dwelling in an L1/L2 classification. Dan Kline stated that it met all of the requirements necessary for approval as specified in the Zoning Ordinance. Motion by Paul and 2<sup>nd</sup> by Roy to grant permit. Motion unanimously approved.

Keith Stroobants, 3545 White Birch Rd, requested a Use by Special Approval for the creation of a second dwelling in an L1/L2 classification. Dan Kline stated that it met all of the requirements necessary for approval as specified in the Zoning Ordinance. Motion by Roy and 2<sup>nd</sup> by John to grant permit. Motion unanimously approved.

A vote for sending the Civil Infraction Amendment to the Township Board must be done at the October 10, 2018 meeting of the Planning Commission as it had been left off of the agenda and could not be added as the Agenda had been approved prior to any such vote.

**Adjournment:** Motion by John and 2<sup>nd</sup> by Pete to adjourn. Motion carried. Meeting ended at 7:50 PM.

**Next Regular Meeting on Wednesday, October 10, 2018 at 6:30 PM**

Submitted by: Paul D. Kemppainen – Planning Commission Secretary