

**Minutes:**  
**Watersmeet Township Planning Commission**

**Regular Meeting of July 9, 2014**

Watersmeet High School Library

- 1) Meeting called to order by Chairman Roy D'Antonio at 6:30 PM.
- 2) Pledge of Allegiance was given.
- 3) **Roll Call:** Members Present: Chairman Roy D'Antonio, Vice Chairman Dave Sherrill, Secretary John Neumann, Township Board Liaison-Rich Henriksen, Pete Peterson, Jeff Wasson, John Cestkowski, Larry Potter and Jeff Zelinski were present. Township Supervisor, Zoning Administrator and several community members were present.
- 4) **Approval of Agenda/Changes:** Rich Henriksen made the motion to accept agenda, 2<sup>nd</sup> by Dave Sherrill. Unanimous yes vote to approve agenda.
- 5) **Approval of Minutes:** Motion was made by Pete Peterson to accept minutes as written from the May 13<sup>th</sup> 2014, PC meeting, second by Jeff Wasson. Unanimous yes vote. Motion was made by Pete Peterson to accept minutes as written from the June 11<sup>th</sup> 2014, PC meeting, second by Jeff Zelinski, Unanimous yes vote.
- 6) **Zoning Administration Report:** David Neumann reported that it has been slow and there was only building permits for a deck and garage. He also had a comment about the Key Hole Ordinance approved. He was wondering about island properties and access to those properties on Thousand Island lake. On one lot, the island property owner does not own the property used for access. It is not believed there is a charge to access the island properties in question. Roy made the comment that Attorney Pope said that this Key Hole Ordinance is for moving forward and would not affect current property rights "grand-fathered" in. Roy asked Dave about a property on East Bay Lake that was very dilapidated and ready to fall in the lake. There was a discussion about what could be done. Roy has stated that a few people had called him with their concerns. Dave will find out from Mark who owns the property.
- 7) **Key Hole Ordinance Revision Update:** Chairman D'Antonio said Attorney Michael Pope has created language for the Key Holing Ordinance and provided the PC with the proposed Ordinance. There was a discussion concerning the next step the PC should take concerning the Key Hole Ordinance. Roy stated that Attorney Pope said he had a conversation with Pope this morning and he stated that lake rental language was kept out of this Ordinance because they were two different topics. There was some discussion and questions on the portion of the proposed Ordinance, third paragraph, that included non-riparian owner and why it was in the Ordinance. Dave Sherrill was also concerned that navigable water and riparian were not defined in our Ordinances and believed they should be. Dave also wondered why non-riparian property was included in the third paragraph. Dave Sherrill made the motion to have Attorney Pope define navigable water and riparian. Roy called for support to the motion. Rich Henriksen supported the motion. There was a discussion and concern that this would delay having the Ordinance scheduled for hearing and implemented. It was also recommended that the definitions could be added in the

Ordinance definitions and not change the Ordinance submitted by Pope. Roll call vote: Rich Henriksen no, Larry Potter no, Dave Sherrill yes, John Neumann no, John Cestkowski no, Pete Peterson no, Jeff Wasson no, Jeff Zelinski no, Roy D'Antonio no. The motion failed. A motion was made by Pete Peterson to accept the current language provided by Attorney Pope for the Key Hole Ordinance. Second by Jeff Wasson. Roll call vote: Roy D'Antonio yes, Dave Sherrill no, Larry Potter yes, Rich Henriksen yes, Jeff Zelinski yes, Jeff Wasson yes, John Cestkowski yes, Pete Peterson yes, John Neumann yes. Motion carried. A public hearing will be scheduled for the next PC regular meeting in August.

- 8) **Township Survey:** Dave Sherrill said he had not received comments and changes concerning the survey from any PC members. There were many reasons given for the lack of response. John Neumann commented that he felt the survey read more like a census than a survey but couldn't print his changes from the on-line version of Excel because he didn't have Excel program. Dave and Rich will try to convert to a PDF and get it to the members that have an e-mail address. The rest can pick up a copy or drop off their comments at the Township Office. We will discuss the Survey at the next meeting with more input from the PC members. Roy D'Antonio made a motion to table the Survey. Second by John Cestkowski. All in favor.
- 9) **Master Plan/Recreation Plan/Updates:** Dave Sherrill said he had questions after reading the Master Plan. He asked if there was still a Watersmeet Area Development Committee (WADC). The reason he's asking is because of the Recreation Fund money mentioned in the plan and whether there was still money there. Pete Peterson stated that once the 2% money dried up the Committee went away. Supervisor Rogers stated that there was no special fund for Recreation and is not listed in the Township Budget. Roy wondered how extensive and detailed the Recreation Plan has to be. Roy stated that this would take more time and work than can be accomplished at Regular Meetings. Dave stated that there is too much work for one person to accomplish and he would appreciate more input from PC members on verbiage within the document. He has particular problems with the Transportation Element and he doesn't have enough experience to go through this portion. There was a discussion concerning primary roads. Roy was going to get Dave a list of certified County Roads. Dave stated that the subcommittee only went through the numbered portions and not the change of verbiage. It was decided that the PC members would provide more input by next week so Dave can make the changes to get the document completed. Motion by Jeff Zelinski to table the Master Plan, Second by Dave Sherrill. All in favor.
- 10) **Zoning Sub-Committee Update:** There hasn't been a meeting to work on revisions. There was a discussion and subsequently it was decided that there would be a meeting prior to the Township meeting next week, July 16<sup>th</sup>.
- 11) **Public Comments:** Steve Roth commented that he approved of our decision to adopt the language submitted by Attorney Pope for Key Holing. He also requested support from the PC to proceed with something Doctor Phil Smith had been working on. It was concerning a motorcycle rally for vets at the US 45 and US2 because it was a marketing gem. He stated that US2 and US 45 are the only highways that cross and go coast to coast/Superior to the gulf. Supervisor Rogers mentioned that he thought US 2 ended in St. Ignace. The PC said they supported Steve's efforts to try to develop this rally. Julie Mathiesen and commented

that she is not sure the word grandfather for special use permits is proper because the Zoning Ordinance was created in 1969. Some caution should be used when using the term. She also stated that very good records should be kept concerning Special Use Permits. A gentleman stated that a computer should be brought to the PC meetings so the definition of navigable waters could have been defined. He also stated that he hopes that better minutes will be taken at the next Public Hearing. There was a lady that had a question in the 3<sup>rd</sup> paragraph the Key Holing Ordinance that Attorney Pope submitted. She asked what legal entity or corporation meant. She was concerned and wondered if a legal entity or corporation can apply for a Special Use Permit. Roy stated, according to Attorney Pope, the intent of that part of the Ordinance was to not allow a legal entity or corporation buy a vacant lot and allow their members to funnel through the property. That brought back the topic of grandfathering and whether current properties that may be using property in violation of this new language. Roy replied no, attorney Pope said that this Ordinance was for going forward. Roy also stated that he knew of several corporate retreats and brought those examples up to Pope and he said that wasn't Key Holing. There were many examples mentioned and it still seemed confusing to many present. Buying a vacant lake lot and charging for its use seems to be what the Ordinance is saying and is not allowed.

12) **Adjournment:** Motion to adjourn by Dave Sherrill, second by Jeff Zelinski, Unanimous yes vote.  
8:00 PM

Respectfully submitted by, *John Neumann* – Planning Commission Secretary