

Meeting Minutes
Watersmeet Township Planning Commission
February 13, 2013

Meeting called to order by Chairman Dennis Snyder at 5:35 PM

Members Present: Dennis Snyder, Fred Reimer, Greg Garlock, Pete Peterson, Jeff Wasson, Larry Potter, Roy D' Antonio and Rich Henriksen were in attendance. Alan Shively was excused. Eight of nine members were present meeting the quorum requirements and business could be officially conducted.

Members of the Community Present: Mike Rogers-Township Supervisor and David Neumann-Township Zoning Administrator were present. Several members of the public arrived throughout the meeting in preparation for the public hearings which followed the regular meeting.

The Pledge of Allegiance was given.

Minutes of the January 9th, 2013 Regular Meeting: The minutes of the January 9th, 2013 regular meeting were read and a motion to accept the minutes as presented was made by Reimer and supported by Henriksen. A voice vote followed and with all members in favor.

Zoning Administrator's Report: Zoning Administrator Neumann reported no activity.

Zoning Board of Appeals Report: ZBA liaison Reimer reported no activity.

Chairman's Report: Chairman Snyder gave the members a handout for some of the items to be discussed under new business tonight. The handout included the language proposed for inclusion in the Master Plan and Zoning Ordinance, items to consider when developing zoning laws, modifying existing zoning laws or approving special use permits, description of Michigan requirements for Bed and Breakfast, and the special approval statute – special land uses MCL 125 3504 sub section 4 (revocation of use by special approval).

Public Comments: Township Supervisor Rogers gave a brief overview of Agenda-21, its origins and implication on personal private rights. Jason Elder echoed the overview of Supervisor Rogers on the topic of Agenda-21 and its implication on personal property rights.

Agenda Changes/Additions: No changes or additions to the agenda were made and a motion to close the agenda was made by Henriksen and supported by Garlock.

Old Business:

New Business: Five items of new business items were introduced:

1. Dock length appeal for non-navigable waters (article 504C of the Zoning ordinance) was discussed and a motion by D' Antonio and supported by Peterson to table this item to the March meeting was made and approved.
2. Consider the 1,200 sq. ft. home requirement for homes located on lakes of 20 acres or less (article 501.1 Of the zoning ordinance) was discussed and tabled to the March meeting.
3. Inclusion of the following statement in the pre-amble of the Master Plan and Zoning Ordinance for Watersmeet Township "Watersmeet Township is governed by the United States Constitution, the Constitution of the Sovereign State of Michigan and does not recognize any foreign initiatives such as United Nations Agenda-21 as it pertains to private property rights." This was discussed and tabled to the March meeting

The regular meeting went into recess for the Public Hearing at 6:28 PM.

The regular meeting reconvened at 7:15 PM.

4. Consideration of Jason Elder's request for "use by special approval" to allow short term rental of his property was discussed. A motion to approve the request was offered by Roy D' Antonio and supported by Jeff Wasson. A roll call vote followed: Dennis Snyder yea, Fred Reimer yea, Greg Garlock yea, Pete Peterson yea, Jeff Wasson yea, Larry Potter yea, Roy D' Antonio yea and Rich Henriksen yea. Vote total was eight yes, zero no, the use by special approval was granted with the following condition: "Should the Township receive complaints of abuse or neglect and the complaints prove to be legitimate your "special approval" permit could be revoked"
5. Consideration of Terry Sonnevil's request for "use by special approval" to operate a Bed and Breakfast at her property. This was discussed. A motion to approve the request was offered by Pete Peterson and supported by Jeff Wasson, with the following conditions:

1. She must be the Innkeeper and in residence at the property during operation.
2. She can utilize up to five rooms for operation as a Bed and Breakfast.

A roll call vote followed: Dennis Snyder yea, Fred Reimer yea, Greg Garlock yea, Pete Peterson yea, Jeff Wasson yea, Larry Potter yea, Roy D' Antonio yea and Rich Henriksen yea. Vote total was eight yes, zero no. The use by special approval was granted with the following additional condition: "Should the Township receive complaints of abuse or neglect and the complaints prove to be legitimate your "special approval" permit could be revoked"

Motion to adjourn at 8:09 PM by Rich Henriksen with support by Fred Reimer. Voice vote all in favor.

Respectfully Submitted by: Gregory Garlock- Planning Commission Secretary and approved on 3/13/2013