

Meeting Minutes
Watersmeet Township Planning Commission
January 09, 2013

Meeting called to order by Chairman pro-tem Dennis Snyder at 7:00 PM

Members Present: Dennis Snyder, Fred Reimer, Greg Garlock, Pete Peterson, Alan Shively, Jeff Wasson, Larry Potter, Roy D' Antonio and Rich Henriksen were in attendance. All 9 members were present meeting the quorum requirements and business could be officially conducted.

Members of the Community Present: Mike Rogers-Township Supervisor, David Neumann-Township Zoning Administrator and Bill Neumann -Township Trustee were present. Craig Hesse was also in attendance as an interested citizen.

The Pledge of Allegiance was given.

The new members of the Planning Commission were introduced and welcomed to the Planning Commission.

Confirm/Appoint Officers: Officers of the planning commission were appointed as follows:

- a. Chairman: A nomination to appoint Dennis Snyder as Chairman was made by Henriksen and supported by Garlock, no other nominations were presented. A voice vote followed with all members in favor.
- b. Vice Chairman: A motion to nominate Fred Reimer as Vice Chairman was made by Garlock and supported by Henriksen, no other nominations were presented. A voice vote followed and with all members in favor.
- c. Secretary: A motion to nominate Greg Garlock as Secretary was made by Snyder and supported by Reimer, no other nominations were presented. A voice vote followed with all members in favor.

Minutes of the November 14th, 2012 Regular Meeting: The minutes of the November 14th, 2012 regular meeting were read and a motion to accept the minutes as presented was made by Snyder and supported by Reimer. A voice vote followed and with all members in favor.

Zoning Administrator's Report: Zoning Administrator David Neumann reported a zoning request for one house and one garage was received. In addition he had separate inquiry about the sale and repair of boats at the Cisco Lake resort. In a letter to the zoning administrator, Township Attorney Michael Pope opined that the current zoning regulations do not allow for the sale of boats at a marina, just the repair, and there is nothing in the ordinance which allows for the issuance of a special use permit in this situation. No action was taken on the issue at this time since a zoning permit was not requested or issued. Administrator Neumann also reminded

the Commission that a Public Hearing needed to be scheduled and letters sent to the owners of adjacent properties on two requests for special use permits as follows:

A special use permit was requested by Jason Elder of E19510 Clearwater Lake Road, Watersmeet, MI 49969 for short term rental of their residence at the address above.

A second special use permit was requested by Terry Sonnevil of 46880 Reeder Road, Decatur, MI 49045 to operate a Bed and Breakfast on her residence at E19960 Thousand Island Lake Road, Watersmeet, MI 49969.

The public hearing is scheduled to take place on February 13, 2013 at the Watersmeet High School library at 6:30 pm on both requests.

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

Chairman's Report: The chairman withheld his comments until the end of the meeting.

Public Comments: Bill Neumann Township Trustee commented that he enjoyed serving on the planning commission and wished all the current commission members well. His sentiment was also expressed by Craig Hesse.

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

Old Business: Several items of old business were addressed as follows

1. Wind Turbine discussion and associated change to the Zoning Ordinance were conducted to bring the members up to speed on the issue. A motion to accept the language presented at the public hearing held on October 10th, 2012 be accepted as they were presented was made by Fred Reimer and supported Roy D' Antonio. A roll call vote was conducted Greg Garlock yes, Pete Peterson yes, Alan Shively abstain, Jeff Wasson yes, Larry Potter yes, Fred Reimer yes, Roy D' Antonio yes, Dennis Snyder yes, and Rich Henriksen yes. The motion was passed 8 yes 0 no and 1 abstention. The changes to the zoning ordinance will be forwarded to the Township Board for inclusion into the Watersmeet Township Zoning Ordinance.
2. A public hearing will be held on February 13th, 2013 at 6:30 pm on the two requests for special use permits.
3. A discussion was held to establish the Commission's meeting schedule for 2013. The meetings will be held at 5:30 pm on the second Wednesday of every month. There will be no meeting during the month of April.
4. A discussion was held regarding the current pier ordinance and its restriction on dock lengths; currently 40 feet. Roy D' Antonio feels that the current ordinance restricts a home owner who may need a longer dock to reach water depths suitable for a boat. He would like to have a provision in the ordinance to allow for home owners to request a longer dock via a special use permit. Mr. D' Antonio also wanted to go on record that this has no monetary value to him or his business and that he is presenting this and is

acting as an advocate for and on behalf of the public and their rights as personal property owners.

Chairman's overview of the Planning Commission: Chairman Snyder gave an overview of the planning commissions upcoming activities and several items that will be addressed in our future meetings. These are itemized as follows:

1. Short term rental of guest houses
2. Update of the master plan for the township which is due in 2013
3. Current requirement for a minimum of 400 sq. ft. for a hunting cabin
4. Current requirement for a limit of only one residence on an R&F zoned property even if all set back requirements could be met for more than one residence
5. Guidelines for adoption of zoning laws and their how they must meet the requirements of the Master Plan
6. Chairman Snyder's direction to the Planning Commission is that the following 3 principles must be taken into account for all planning and actions:
 - a. Rights of the land owner
 - b. Rights of the neighbors
 - c. Maintaining tax base for the township

The floor was opened to for final comments and several conversations took place regarding the issues outlined above. These will be addressed during our future meetings.

Motion to adjourn at 8:48 pm by Fred Reimer with support from Greg Garlock. Voice vote: All in favor.

Respectfully Submitted by:

Gregory Garlock- Planning Commission Secretary

Approved: 2/13/2013