

# Minutes

## Watersmeet Township Planning Commission

### Public Hearing of June 12<sup>th</sup>, 2013

Meeting called to order by Chairman Dennis Snyder at 6:30 PM.

**Members Present:** Chairman-Dennis Snyder, Secretary-Greg Garlock, Pete Peterson, Jeff Wasson, Jeff Zelinski, Larry Potter and Township Board Liaison-Rich Henriksen were in attendance. Vice Chairman-Fred Reimer and Roy D' Antonio were excused. A quorum was present and business could be officially conducted.

**Members of the community present:** Several members of the community were present including Mike Rogers-Township Supervisor, Dave Neumann-Township Zoning Administrator, Craig Hesse, Tom Krautkramer, Pat Walsh, Greg Wenzel, Kathy Pirk, Sara Spitler, Mary Congdon, Diana Mehlhop, Julie Mathiesen, John Cutts and several others.

The Pledge of Allegiance was given.

**Meeting Purpose:** This public hearing was held to receive public input on the proposed zoning ordinance change to section 5.04C2 of the Watersmeet Township Zoning Ordinance. Chairman Snyder read the proposed modification as follows: "Permanent or Temporary Docks shall be limited to three hundred thirty-six (336) square feet of total water coverage. The Permanent or Temporary Dock may not extend more than forty (40) feet into the lake from the Ordinary High Water Mark, unless a depth of three feet is not reached in which case the dock may be extended to a length where three feet of depth is reached, maximum, and not cause a navigational hazard. The maximum width of the walkway is to be six (6) feet, and the maximum width of a Permanent or Temporary Dock shall not exceed twenty two (22) feet as measured parallel at the point of dock contact." and opened the floor to the public for comment (the change is highlighted in yellow).

**Public Comments:** Several comments were received from the public and are summarized as follows:

1. Julie Mathiesen asked for the history behind the proposed change to the ordinance. Chairman Snyder stated that several lake owners could not reach sufficient depth for their boats with the current 40' length restriction.
2. Tom Krautkramer did not think the change was required for the Cisco Chain of lakes because the levels did not vary much and asked if the chain could be exempted from the ordinance change. Chairman Snyder stated no and that the proposed change would apply to all L1 and L2 zoning districts in the township. He then noted the hardships currently affecting lake owners on Lac Vieux Desert as an example. Mr. Krautkramer then asked what exactly would be changed in the ordinance. Chairman Snyder read the proposed language that was being added to the existing ordinance. Mr. Krautkramer then asked what if any length restriction would be allowed. Mr. Snyder stated that when three foot water depth was reached. Secretary Garlock

stated that the 336 square feet of total water coverage would be the limiting factor of dock length.

3. Pat Walsh asked what happens if the water level increases. Chairman Snyder stated that the temporary dock extension would need to be restored to the 40' length limit.
4. Greg Wenzel asked who would be responsible for monitoring water depth. Chairman Snyder stated the dock owner or neighbors were responsible for insuring the water depth restrictions were being adhered to. If a violation to the ordinance was occurring it should be referred to the Zoning Administrator for resolution. Mr. Wenzel asked why was zoning ordinance was being changed when a person who needed relief could go through the appeal process. Chairman Snyder stated that the Planning Commission did not feel it was fair to charge the required fees to apply for a special use permit from the commission or fees to appeal to the Zoning Board of Appeals.
5. Julie Mathiesen asked what percentage of the lake owners requested dock extensions and what number would trigger a zoning ordinance change? There was no clear response to those questions.

There were no further public comments.

Chairman Snyder asked for comments from the planning commission members.

Rich Henriksen stated that the language in the proposed change did not reflect the statements from the Chairman concerning extensions beyond 40' being temporary and that dock lengths would be required to return to the 40' limit if water levels rose high enough.

The Public Hearing was closed at 6:48 PM

Respectfully submitted by,

*Gregory A. Garlock*- Watersmeet Planning Commission Secretary

Approved: 08/14/2013