

## Minutes

### Watersmeet Township Planning Commission

Regular Meeting – May 13, 2009

Meeting called to order: at 7:05 pm by Chairperson Dudley Pierce, followed by the Pledge of Allegiance.

Present: Martin Schutte, Bill Neumann, Alan Piel, Fred Reimer, Chuck Horn, Rich Henriksen, Dudley Pierce, Bonnie Peacock.

Absent: Tara Traudt. Public present: Six.

Minutes: Motion by Fred Reimer to approve the Minutes of the April 2009 regular meeting with one correction – change the word ‘by’ to ‘for’ in the sentence of Other Matters – motion seconded by Rich Henriksen, motion carried.

Reports: Chairperson: Dudley Pierce reported a favorable letter was received from Township Attorney Michael Pope regarding the ordinance dealing with long/short term residential rentals.

Zoning Administrator: David Neumann reported he has received four applications for building permits, two for dwellings (both lakeside) and two for garages. He has also received one special use permit application.

ZBA: Chuck Horn reported on a conference call with Township Attorney Pope regarding the pending litigation (Hammer – Bucci). Mr. Pope advised that the Township cannot refuse a dwelling on the subject property. Size requirements may be reduced. The ZBA has requested a plan from the owners, who have also stated they wish to construct a six foot solid wall fence. Work is being done to try to resolve the litigation.

Public Comments: Frank Kuchevar said it has been brought to his attention that the Dock/Boat Shelter ordinance that was developed and approved by motion of the Planning Commission needs to be finalized.

Agenda Changes: Motion by Bill Neumann to close agenda, seconded by Alan Piel, motion carried.

Old Business: Rich Henriksen presented copies of the proposed rewrite of the zoning ordinance. To allow everyone time to review the proposed changes, a motion was made by Bill Neumann to table the discussion until the next meeting, motion seconded by Fred Reimer, motion carried.

Fred Reimer questioned if there was any news on the Ramesh property we had discussed in previous meetings. Nothing new to report, and everything seems to be in order for the type of business they are conducting.

New Business: Alan Piel and Chuck Horn have suggested wording for an ordinance dealing with wind turbines, solar collectors and towers in general. Bergland has recently written an ordinance which has good guidelines. Bill Neumann reminded the commission that there are certain exemptions (such as ham radio towers) that we cannot regulate. A discussion was held on wind turbines, solar panels, trackers, etc., and how we might deal with these issues. A concern was voiced on towers of various types, in various places, and residential vs commercial uses. The Special Use Permit process might be one avenue of control, and we should keep in mind to stipulate setbacks.

Motion made by Dudley Pierce to table the discussion and have a 15 day comment period in which to get comments to Alan Piel or Chuck Horn for consolidation into a proposed ordinance, motion seconded by Rich Henriksen, motion carried. Commission members will have until May 28<sup>th</sup> to e-mail comments to Alan Piel or Chuck Horn.

Special Use Permit: June Smith along with her mother, Helen Smith have requested a Special Use Permit for a consignment shop to be placed in the building adjacent to the Kelly Hotel building, formerly an ice cream shop, pizza shop, Nimrod store, etc. Motion by Bill Neumann to waive the required Special Use permit application fee and approve the request, seconded by Alan Piel. Roll call vote: Bill Neumann, yes; Martin Schutte, yes; Alan Piel, yes; Fred Reimer, yes; Chuck Horn, yes; Rich Henriksen, yes; Dudley Pierce, yes; Bonnie Peacock, yes. Motion carried unanimously.

Master Plan: Our first priority is to finish the rewrite of the ordinances. Each commission member is to search for potential grants in areas they wish to pursue. Dudley suggested a tennis court/basketball court to be completed at the old basketball court site, and then be fenced to protect the investment. Discussion was held on a new softball field, and Fred Reimer will research a source for infield gravel. Discussion was held on the Wilderness bike trail progress and the opportunity for associated businesses. Other items the commission wishes to pursue include a remote firestation to the west, better internet access, WE energies lighting, etc. It was mentioned that a bus shelter will be constructed that people using the Blue Bus or the Indian Trails Bus can take advantage of.

Amend Agenda: Motion by Bill Neumann to amend the agenda to discuss the unfinished business of the Dock/Boat Shelter proposed ordinance, motion seconded by Rich Henriksen, motion carried.

Since this motion has already been passed by the Planning Commission, (Planning Commission minutes June 11, 2008) and reviewed by Township Attorney Michael Pope, it is now in our hands to finalize it. Motion by Rich Henriksen to hold a public hearing regarding changes to zoning ordinance 5:04 C, motion seconded by Bill Neumann, motion carried. The public hearing is to be June 10, 2009 at 6:30 pm.

Adjourn: Motion to adjourn by Alan Piel, seconded by Martin Schutte, at 8:45 pm, motion carried.

Respectfully submitted by:

Bonnie Peacock