

## Minutes

### Watersmeet Township Planning Commission

#### Regular Meeting

July 8, 2009

Meeting called to order at 7 pm by Chairperson Dudley Pierce.

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

The Pledge of Allegiance was given.

Minutes: Motion to approve the Minutes of the June 2009 regular meeting by Fred Reimer, seconded by Martin Schutte, motion carried by voice vote.

Reports: Chairperson Dudley Pierce stated that Tara Traudt will be resigning her position on the Planning Commission, and nominations will be sought by the Township Board for this vacancy.

Zoning Administrator: Dave Neumann reported five certificates have been issued, but activity is much less than a year ago.

Zoning Board of Appeals: Chuck Horn reported that the litigation with Hammer/Bucci against the Township has been dropped.

Public Comments: John and Alison Oliver commented on their concern and objection to the use of property adjacent to theirs as a junkyard. This is the property east on US 2 that was discussed by the Planning Commission during the June meeting. They have also submitted their concerns via letter. Other members of the Township also voiced their concerns and objections to this use in this location. Members of the United States Forest Service also voiced concerns and objections. Comments were given that indicated several Township residents would like the Planning Commission to further considering a ban on junkyards within the Township.

Tom Church presented information regarding the cost of solid waste (trash) removal to the Township. A comparison of adjacent communities was presented, and Tom commented that this is a situation that will need to be remedied in the future. Bearing the cost of this without collecting fees is a problem for the Township budget.

Agenda Changes: A motion to amend the agenda to delete #1 under Old Business for tonight by Fred Reimer, seconded by Alan Piel, motion carried by voice vote.

Dock Ordinance: A motion to approve the Dock Ordinance as presented at this meeting and submit it to the Township Board for adoption by Fred Reimer, seconded by Bill Neumann. Roll Call Vote: Martin Schutte, yes; Fred Reimer, yes; Rich Henriksen, yes; Dudley Pierce, no; Bill Neumann, yes; Alan Piel, yes; Chuck Horn, yes; Bonnie Peacock, yes. Motion carried, seven yeas, one nay. The following is being forwarded:

1. The heading of Section 5.04C is to be changed to read "Restrictions and Requirements for Permanent Docks, Temporary Docks and Boat Lifts".
2. Section 5.04C2 and 5.04C3 are to be deleted and Section 5.04C2 will read "Permanent or Temporary Docks shall be limited to three hundred thirty-six (336) square foot area of total water coverage. The Permanent or Temporary Dock may not extend further than forty (40) feet into the lake from the Ordinary High Water Mark. The maximum width 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 to the shoreline at point of dock contact".
3. Section 5.04C4 is to be changed to Section 5.04C3 and will read "The distance of any Permanent Dock, Temporary Dock or Boat Lift from the side yard lot line with a parallel line extended into the lake shall be a minimum of fifty (50) feet".
4. Section 5.04C5 is to be changed to Section 5.04C4 and will be changed to read "Temporary Docks and Boat Lifts must be removed by December 1 of each year".

A motion to approve the 7.14 Ordinance – Wind Turbines and Solar Panels as presented at this meeting and submit to the Township Board for adoption by Bill Neumann, seconded by Rich Henriksen. Roll Call Vote: Martin Schutte, yes; Fred Reimer, yes; Rich Henriksen, yes; Dudley Pierce, yes; Bill Neumann, yes; Alan Piel, yes; Chuck Horn, yes; Bonnie Peacock, yes. Motion carried. The following is being forwarded:

Add zoning Ordinance 7.14 Wind Turbines and Solar Panels.

"All wind turbine and solar panel installations require a special use permit with the exception of roof mounted solar panels that conform to the profile of the respective roof".

New Business: Master Plan progress – Fred Reimer stated that he has not been able to locate a source of gravel for the ball infield. Alan Piel stated that the presentation to the Michigan Natural Resources Trust Fund group went well, and someone will be visiting to review the Wilderness Bike Trail to consider funding of the project.

Junkyard Issue: It has been noted that Mr. David A. Martin, the owner of the property in question, was instructed what he would need to do to request a business in the Township, and that he has apparently ignored any requirements by the Township and/or the State of Michigan. There are apparently numerous violations, and the Planning Commission was informed that the property has been 'red-tagged', indicating to the owner to stop all activity. David Neumann has written and sent a certified letter to David A. Martin, in regard to the violations committed. Mr. Martin will have seven days to respond after receipt of the letter. There are penalties of up to \$500. per day, and/or ninety (90) days in

jail. If he does not respond, the operation will be shut down. The Township Board is working with the MDEQ and MDOT also. Mr. Oliver has suggested we do not have junkyards at all within the Township. Chairperson Dudley Pierce has asked for a committee to work on revision of the ordinance dealing with junkyards and in addition create a list of undesirable uses. Bill Neumann and Dudley Pierce plus two members of the public will meet and draft an ordinance to present at the next regular meeting for discussion.

Other Matters: Chairperson Dudley Pierce commented that the ATV rally brought in 78 riders, with an additional 24 for the dinner. The four-wheeler was not given away due to the low turnout. However, \$1,850 was raised for a scholarship for a Watersmeet graduate.

Motion to adjourn by Alan Piel, seconded by Bill Neumann, motion carried by voice vote. Meeting adjourned at 8:15pm.

Respectfully submitted:

Bonnie Peacock, Planning Commission Secretary