

NOTICE OF HEARING

The Watersmeet Township Planning Commission will conduct a hearing on Thursday, August 14, 2025 at 6:00PM in the Watersmeet Township Community Center, N4689 1st Street, Watersmeet, MI. The purpose of the hearing is to allow public review and comment on proposed revisions to the Township Ordinance. Proposed Zoning changes are occurring to the following sections of the Ordinance: 1.04B, 302C, 5.01A, 5.01B, 6.01, 6.02B, 11.01, 11.02. The proposed language for each section is presented below:

Section 1.04B - Exemption of Accessory Buildings and Structures.

The reference to this former section is deleted.

Section 3.02C – Accessory Uses

1. Accessory buildings, structures and incidental uses which do not alter the primary character of the District, but not including any additional structure for dwelling purposes either temporarily or otherwise.
2. Keeping of domestic pets in reasonable numbers. No animal or animals shall constitute a nuisance to the neighborhood by reason of noise, odor, sanitary conditions, or trespass.
3. Storage of not more than one unoccupied trailer coach, one boat, and one trailer parked in a rear yard with due regard to yard requirements. The one boat and trailer restriction does not apply to small fishing craft normally used on small inland lakes.

5.01A L-1 Lake Areas

Except for properties presently containing lesser lot sizes on descriptions recorded in County Register of Deeds Office on the date of adoption of this Ordinance, and except for the lake areas in L-2, all other lake property lots shall consist of a minimum of one hundred and fifty (150) feet of lake frontages (~~sidelines of lots shall be a minimum of one hundred and fifty (150) feet apart at the narrowest point~~) with a minimum depth of three hundred (300) feet.

5.01B L-2 Lake Areas

This category, currently restricted to a portion of the Cisco Chain of Lakes, provides that unless presently described as lesser lot sizes on property descriptions recorded in the County Register of Deeds Office, all Michigan lake properties on Big Lake, Mamie Lake, East Bay, Poor and West Bay Lakes, shall consist of a minimum of three hundred (300) feet of lake frontage (~~side lines of lots shall be a minimum of three hundred (300) feet apart at the narrowest point~~) with a minimum depth of three hundred (300) feet for each residential building.

6.01B R&F Properties Within the L-1 Lake Areas and L-2 Lake Areas Transition Zone

For the purpose of this Section 6.01 B, any property parcels located within or partially within a zone that extends 1,000 feet from the Ordinary High Water Mark (hereinafter referred to as "OHWM") of any lake within the L-1 Lake Area district or the L-2 Lake Area District are classified as the L-1/L-2 Lake Area Transition Zone (hereinafter referred to as "Transition Zone"). The provisions of Section 6.02 shall not apply to property parcels located within or partially within the Transition Zone. Instead the following provisions shall apply to property parcels within or partially within the Transition Zone:

1. Primary Uses Without Special Approval.
 - a. One family residential structures
 - a.1. Those one family residential structures of regular design (square or rectangle) located within 1,000 feet from the OHWM of any lake in the L1 or L2 lake areas shall have a minimum footprint of 750 square feet with all sides having a minimum of 20 feet measured from corner to corner of the main structure. Irregular designed residential structures, such as an octagon, would not have to meet the 20 foot sides, but would have to meet the 750 square foot footprint.
 - a.2. Those one family residential structures located beyond 1,000 feet of the OHWM of any lake in the L-1 OR L-2 Lake Areas shall have a minimum finished living floor area of 201 square feet.
 - b. Home occupations and professional offices as provided in Paragraph 3 of Section 3.01A.
 - c. Hunting, fishing and trapping to the extent laws and regulations permit the aforementioned in the Transition Zone.
 - d. Harvesting of the fruit, tubers and seeds of any native or wild plant or shrub to the extent permitted by laws or regulations.
 - e. Production and/or management of trees on woodlots or forested land.
 - f. Long term rental (twenty eight consecutive days or more) of single family dwelling.
2. Use by Special Approval as Provided by Section 7.09.
 - a. Resorts
 - b. Marinas
 - c. Youth camps including lodge and sleeping quarters
 - d. Restaurants
 - e. Multiple family residential structures, for example; condominiums, time-shares and the like.
 - f. Caretaker or guest houses which are not for rent or lease
 - g. Roadside stands providing for the sale of goods provided that the location of the stand and the facilities for parking and the entry and exit from the Highway shall be approved by the County Road Commission as safe and adequate
 - h. Public facilities to provide for public safety and fire protection
 - i. Public parks and playgrounds including buildings or structures commonly associated with parks and playgrounds
 - j. Short term rental (twenty seven days or less) of single family dwelling.
3. If a property parcel extends beyond the 1,000' L-1/L-2 Area Transition Zone, then the R&F provisions of section 6.02 shall apply at 1,001' from the OHWM of any lake within L-1 or L-2 Lake Area districts. This includes the minimum finished living floor area for a one family residential structure(dwelling), located in Schedule 7.01A. Additionally, the standards of 7.06 apply.

4. Accessory Uses.

Accessory building(s) or structure(s) customarily incidental to any primary use or Use by Special Approval but not including any dwelling or structure for dwelling purposes.

6.02B Use by Special Approval, as provided by Section 7.09.

1. Junkyards (see also Section 7.07)
2. Refuse dumps.
3. Veterinary services and hospitals, including kennels.
4. Hydroelectric plants, dams and flowage areas.
5. Borrow pits and/or gravel pits.
6. Short term rental (twenty seven days or less) single family dwelling.

ARTICLE ELEVEN – DEFINITIONS

SECTION 11.01 Accessory Building or Structure

A ~~supplemental~~ building or structure, ~~on the same premises as the main building occupied by,~~ or devoted exclusively to an accessory use but not including dwelling, lodge, or sleeping quarters.

SECTION 11.02 Dwelling

Any building or part thereof occupied as the home, residence or sleeping place of one or more persons either permanently or temporarily, ~~but not including trailer coaches, motels, garage homes or boat house, basement homes, tents, or similar unconventional structures. A dwelling must obtain an occupancy permit before being occupied.~~

The public may express its views at this hearing or send written comments to: Secretary, Watersmeet Township Planning Commission, PO Box 306, Watersmeet, MI 49969 or by email to: trustee3@watersmeet.us by Friday August 8, 2025. Documents associated with the proposed ordinance changes may be examined during normal business hours at the Watersmeet Township offices, also located at N4689 1st Street.