

**Crystal Lake Township Planning Commission
Draft Minutes
Special Meeting Master Plan Review & Update
April 17, 2013 10:00 AM
Crystal Lake Township Hall**

Call to Order at 10:00 A.M. by Jim Laarman

Pledge of Allegiance

Roll Call of Officers: Herd, Laarman, T. May, S. May

Absent: Wright

Recognition of Visitors: Doug Van Meeter, John Iacoangeli (Beckett & Raeder)
Sandy Skees-Gaier (ZBA and L2L Leadership Team member)

Quorum Present

Public Input and Correspondence - None

Swearing in of new Planning Commissioner, Bill Herd.

Approval of Agenda with Additions moved May, seconded Herd, all ayes, motion passed.

Approval of Minutes: Special Meeting March 2, 2013 moved Herd, seconded May, 3 ayes, 1 abstain.

Discussion of Tammy May's assignment to check with adjoining townships for a comparison of how they were approaching classifications such as township owned vacant property. This will be covered when finalizing the Existing Land Use Map when John Iacoangeli will be available to clarify questions.

Master Plan Review and Update

a. Finalize draft of Existing Land Use Map – questions were clarified and notations were made on the Existing Land Use Map. It was handed over to John Iacoangeli for revisions. Jim Laarman wondered about being able to get smaller versions for the Planning Commissioners.

b. Finalize draft Cornerstones

Cornerstone 1(C1): Combine Cornerstone 5 (C5) with Cornerstone 1 (C1) to cover ground water and surface water goals in one Cornerstone(Gaier); Fill in the blanks on C1 description (Herd); find out where/how flooding fits into the Cornerstones (Laarman); Correct typos in description. Cornerstone 4: change amalgamation to consolidation; Building Block 2 (BB2) Change wording to "utilities within areas with existing water and sewer". "Home occupations and cottage industries are already present in the township". Copy and paste C3BB4

into Cornerstone 6 adding a BB4. C6BB2: “respecting the enjoyment, health, safety and welfare...” Cornerstone 4: Revise BB2 to state “Review and revise Article 10: Rural Preservation Districts to remove less rural land use. BB3 delete non-ag uses. Cornerstone 7: BB4 “to reflect BMPs”. Cornerstone 8: change enclaves to “groupings”. Cornerstone 9: title change - change “reflect” to “respect”. Line 3: “a process that recognizes the Concept of Designing with Nature”. Eliminate the rest. BB4: “New development” (delete “residential, commercial and industrial”). Cornerstone 10, BB1: make consistent with C4, BB2 changes. BB2: Remove second sentence. BB7: Imperviousness – change to “impervious”. Delete “performance standards along water bodies”. Cornerstone 11: BB1 and 2; Remove “Lakes to Land”. BB5 Maintain “working relationship” (replace participation). Change first line to “and communication” and add something about improving communication between township govt. and residents (examples newsletter, website, etc).

c. Identify Top 5 Priorities- Iacoangeli clarified that the priorities are to come from the collective priorities identified at the Community Vision Sessions:

- 1. Maintain rural character)**
- 2. Quality zoning**
- 3. Better leadership cooperation and communication**
- 4. Regulate blight, light, noise, air**
- 5. Maintain water quality**
6. Locally owned cottage industry
7. Natural sustainable design and buildings
- 8.

The Planning Commission’s role is to identify which 5 building blocks best address those concerns. See the Lakes To Land Leadership Team meeting minutes for a discussion on choosing priorities (Building Blocks) that are achievable in the short term – the low hanging fruit – to gather momentum from seeing priorities implemented.

d. May L2L Meeting Delegates and Discussion – add to Agenda, Regular Meeting, April 24th.

Forwarding to Township Board the Draft Cornerstones, Top 5 Priorities and request for delegates at the May L2L Meeting – add to Agenda, Regular Meeting, April 24th.

Discussion about Medical Marihuana Ordinance

John Iacoangeli recommended following Charlevoix county communities where it was initiated through the County Planning Commission and the legal costs were shared. Put as an agenda item at the April 24th meeting: Extending the Medical Marihuana Moratorium.

Public Input

Van Meeter – you were talking about input for the data for the Cornerstones and Building Blocks. In the file there was one ‘done back in 78. The people’s input is important but they have representation on this commission. Things change. Zoning is just four things: industry area, business and residential sectors and keeping them protected from each other. I have an issue with the orchards because why are you concerned about spraying when you go down to market and buy the same fruit and eat it? You have an area that could be hazardous, you want to keep a buffer around it. The residential should be universal. People should have more to say about how they use their property. Encouraging public services is fine. We live in a freer society. It comes down to respecting your neighbor. The trail should not be a government concern. That was taken over by rails to trail. When Railroads ceased to exist, the land was supposed to revert back to the land owner. They lost by default. It’s not a zoning issue. As for trees, I used to be an engineer for Consumer’s Power. That’s the last thing you want along the road with all these power outages. Natural landscaping and restricting visibility isn’t zoning either . Nobody’s going to agree on that. We have no industry. All we have is summer time resort areas and tourism. We are never going to keep our youth here. They can’t make a living or buy a house or feed and clothe their family here. Zoning isn’t going to make that future any better, it’s going to make it impossible for them to find a piece of land and build on it. To get through all the regulations, they can’t afford it.

Laarman- it seems like the ultimate solution is going underground.

Van Meeter- we did that in another county. We started burning up refrigerators, etc. because we couldn’t discharge the energy. Nothing we tried work. High voltage was the factor.

Laarman – so we are still going to have to live with overland lines and cutting trees.

Van Meeter – there are several other things. You’re worried about cottages. In this country we celebrate that we have freedoms. There is a problem with lighting sometimes, but that’s between two neighbors. The other thing is the blight and the junk. We had the county blight ordinance removed. A lot of people are using that because it is an eyesore but it wasn’t hazardous to anyone else. There are a lot of people up here who had good jobs and they’re gone. And people are going to survive the best they can. They don’t have \$5000 to fix their house.

Iacoangeli- the issue that I have is what value is dumping their refrigerator in their back yard?

Sharron May – They can't afford the dump fees.

Sandy Gaier- That can be used as an excuse. I know plenty of low income people who have neat houses and properties.

Motion to Adjourn moved S. May, seconded Herd all ayes, motion passed.

Next Regular Meeting: April 24, 2013 @ 9AM

Commissioner Handouts: Draft Minutes Special Meeting March 2, 2013; Draft Cornerstones 2/28/13; Lakes To Land Leadership Team Meeting 04/10/13.