

DRAFT MINUTES
CRYSTAL LAKE PLANNING COMMISSION
SPECIAL MEETING
MASTER PLAN REVIEW & ASSIGNED REPORTS
WEDNESDAY, SEPTEMBER 11, 2013 @ 7PM
AT THE TOWNSHIP HALL

Call To Order 7:10 PM

Pledge of Allegiance

Roll Call of Officers: Herd, Wright, S. May, T. May, J. Carland

Recognition of Visitors: Cathy Morris, Bill and Pat Cleary

Quorum present

Motion to approve minutes of Special Meeting of August 28, 2013 moved T. May, second Wright, all ayes, motion passed.

Motion to approve agenda w/ changes moved S. May, seconded Herd; all ayes; motion passed.

Public Comments and Letters of Correspondence:

Cathy Morris – asked commissioners to speak up

Bill Cleary – gratified with the spirit of transparency with the board and this committee and particularly the minutes.

Reports To the Commission

a. **Capital Improvements** – General maintenance items include working with staff about use of office space and basement. Other immediate needs: moving the bathroom door and expanding Supervisors office space; replacing double pane windows; website. The Cemetery wasn't discussed. Wright asked Herd to formally submit items to be passed on to the Board.

b. **Article 10 Review & Update** – Wright and Herd will meet with Tamara Buswinka before the next meeting on the 25th about how to approach it.

Master Plan Review

a. **Existing Land Use Map** did not have the discussed changes. Wright met with Cartographer. Leisure Activities and conservancy areas were clarified. All Vacant/Unclassified property is in purple. The 90 acres are classified as institutional because of being owned by the township. Although the RV Park is commercial it is zoned RP2.5. Mary's Paint, photographer, and law offices are commercial uses but still classified as residential zoning.

Three changes that need to be made:

- 1) Change Adams Rd Boat Launch site to Leisure Activities category
 - 2) Change two brown areas (gravel pit and dump on Bellows Rd) to **Unclassified/Vacant** instead of Natural Resources.
 - 3) There needs to be definitions of the classifications or a legend.
- Greg Wright will communicate changes to the cartographer and consultant.

b. Future Land Use Map

Chair Wright reported that Tamara Buswinka, the Zoning Administrator was concerned about the direction we were going and suggested to use the Cornerstones as guidelines for future development, Wright made the following recommendations based on his conversation with Buswinka:

- 1) Remove industrial park. All were agreed on this.
- 2) Consider removing higher density area around Frankfort and put it back to rural residential. Undecided.
- 3) Rezone existing commercial areas to Rural Residential to reflect Cornerstones. (This wouldn't change the existing use.) After a lengthy discussion, all agreed.
- 4) This drawing does not capture the change in the road and the extended runway.

Questions: Land Use

- 1) Should the township property go back to rural residential as far as future land use?
2. Can we say that in the future we don't want an airport? Where is the township discussion on this?
- 3) Should we have a denser residential area? Pros: more options; economic viability; might mean Frankfort is thriving which helps our township; if someone wanted to bring in a PUD, we would say place it close to the infrastructure, so where is that? Ability to downsize; keep working class families. Cons: we have special uses; subdivisions here right now. Another subdivision at the entrance would be probably considered. We have to protect the Gateway. Working class families can live in Elberta. Potential for annexation.
- 4) If it's drawn on the map, are we committed to re-zoning it? Do we have to have landowner consent? If they are grandfathered in, once they sell it, would it have to change?

Future Land Use Map

- 1) Has the Agriculture Suitability Management Area been determined or whatever is needed to qualify for the PDR program? Does it belong on the Future Land Use Map? How does this get noted? What should this paragraph say?
- 2) Residential Settlement area: "this form of development is envisioned to occur around the perimeter of Frankfort". The second half of that paragraph should be eliminated.
- 3) The Industrial paragraph needs to be completely deleted.
- 4) Shouldn't the Conservancy Land, DNR Land, other public park land be shown on The Future Land Use Map?
- 5) Corridor/Dependent Commercial. Delete everything after the first sentence.
- 6) Institutional: Should churches be designated on the Future Land Use Map?
- 7) Should the Future Land Use Map also include property owned by State Government, not just local government?

Invite John Iacoangeli and Tamara Buswinka to the next meeting to answer these questions.

Discussion on timeline for forwarding the Draft Master Plan to the Township Board for Review – not ready to discuss it.

Recognition for Jim Laarman - The Planning Commission gave recognition and expressed gratitude for Jim Laarman's service on the Planning Commission; his unique perspective; contributions to the township; and connections to the many different groups in the area.

Welcome to Jessica Carland - The Planning Commission welcomed Jessica Carland to the Planning Commission and is looking forward to her planning expertise.

Public Input

Morris – Sorry you are not getting to the Zoning Action Plan. Thank you. This has been very enlightening and I do think it was a good idea that nobody else was here.

Pat Cleary – You worked so hard. You are putting your effort and life into this thing and I really want to thank you. Next time I'm going to bring a beer and popcorn.

Next Meeting Date Wednesday, September 25th, 2013. Topics:

- a. Consultant Questions
- b. Continue Master Plan review
- c. Article 10 Committee Report
- d. Capital improvement recommendations
- e. Timeline for forwarding Master Plan to the township board.

It was suggested that John Iacoangeli and Tamara Buswinka attend the next meeting and that Commissioners review the remainder of the Master Plan and get their questions together beforehand.

Motion to adjourn moved Wright, seconded S. May all ayes, motion passed. Meeting adjourned at 9:05PM