

DRAFT MINUTES
CRYSTAL LAKE PLANNING COMMISSION
SPECIAL MEETING
MASTER PLAN REVIEW & REPORTS
WEDNESDAY, SEPTEMBER 25, 2013 @ 7PM

Call To Order

Pledge of Allegiance

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

Recognition of Visitors – Morris, Buswinka, Bill & Pat Cleary

Quorum present

Motion to approve of Minutes of Special Meeting of September 11, 2013 moved Wright, seconded Herd, all ayes, motion passed.

Motion to approve Agenda moved T. May, seconded Herd, all ayes, motion passed.

Public Comments and Letters of Correspondence - None

Reports To the Commission

a. **Capital Improvements** – No report

b. **Article 10 Review & Update** – A work session Special Meeting will be scheduled to amend Article 10 once the Master Plan is turned over for review.

Master Plan Review

a. **Existing Land Use Map** – reviewed the three changes discussed at last meeting (to change Adams Rd Boat Launch site to Leisure Activities category and change two brown areas to Unclassified/Vacant instead of Natural Resources).

b. **Future Land Use Map** – We do not want to make more commercial areas; therefore, only parcels with commercial establishments will remain commercial. Put vacant, non-commercial areas back to rural residential. Leave airport as “transportation”. Remove higher density area. Everything else, including township property, will be Rural Residential. Show all Conservancy, State Land and DNR Land as Preserve or Preservation (green).

S. May will send text changes from last meeting to Leah. Wright will submit map changes and language to replace deleted text (such as protecting scenic corridor and Gateway, etc).

10. Discussion on forwarding Draft Master Plan to the Township Board for Review.

a) **Lakes to Land Report** – A November 1 deadline is the target for L2L communities to approve plans for public review period so that L2L can release them to agencies and funders all at once. As some communities will be having elections in November, they want to get approval for public review from existing township boards. This does not mean that the plan is approved or that the work stops. Edits can be made to the document during and after the 63-day review period. Most PC members feel that we should be able to finish the review with one more meeting so we can forward to the board before their October 8th meeting.

b) A Special Meeting is scheduled for Monday, October 30 from 6-9PM to finish the Master Plan Review. Tamara Buswinka was asked to assist with the review of the Zoning Plan.

Announcements - none

Public Input

Cathy Morris- asked Tamara if she could stay over for an update on RV Park.

Tamara Buswinka – I will give you an update right now. Sarah Ross, the engineer on record is going to drop off plans and go through all of the revisions. The permits are in hand. Some of the permits have some things to do. They all expire in December. The landscape plan was left to the RV 2.5 group looking over it and to produce something that says you're good with it.

Pat Cleary – We never saw it. He also said he was putting in maple trees. We don't want maple trees. We want something that is going to block, like pine trees.

Tamara – So we need a landscape plan. What I have is Sarah coming in with the plan and what I will look at how it's different from the October site plan so I can send it back to the Planning Commission.

Herd – In the meantime he's building away. He's done more in the last two than he's done for the last 6 months.

Buswinka – he's on the verge of pouring cement for the bathhouse. The boathouse I'm a little concerned with because I don't know how he got a building permit without a zoning permit. So that is on my and Tom's radar.

Pat Cleary – he just does it.

Buswinka – I am expecting in October to bring it to the Planning Commission to look at the major/minor change thing I mentioned in my letter.

Greg – this is not really on our agenda for the meeting tonight so we shouldn't really have a long discussion.

Cathy Morris – But this is really important, Greg. Because he is bypassing all the ordinances and laws set up by this township and it is a terrible precedence to set. I know it isn't supposed to be on here but it really needs to be addressed and waiting another month is really terrible. I won't say any more. Thank you for letting me say it.

Wright- The public can say what they want. But the Planning Commission can't make any decisions on it tonight.

Pat Cleary – Why does Frankfort own 7th Street beach? It should belong to the township, shouldn't it? It seems odd.

Brief discussion about 7th Street beach and the condition of it.

Next Meeting: Monday, Sept. 30, 2013 from 6-9PM at the Crystal Lake Township Hall.
Master Plan work session with Tamara Buswinka (Zoning Plan).

**Motion to adjourn moved Wright; seconded S. May; all ayes; motion passed.
Meeting adjourned at 9:20pm.**