

MINUTES

**LAKES TO LAND REGIONAL INITIATIVE
CRYSTAL LAKE TOWNSHIP PLANNING COMMISSION
MASTER PLAN REVIEW AND UPDATE WORK SESSION**

6:30 P.M. WEDNESDAY, NOVEMBER 28, 2012

Present: Dave Neiger, John Popp, Sandy Skees-Gaier, Greg Wright, John Iacoangeli, Bill Herd, Couple?

Next meeting date: December 12, 2012 6:30 PM

Approval of Minutes from Master Plan Review Work Session held on November 14, 2012: Tabled until next meeting.

Approval of Minutes for October 24 Planning Commission: Tabled to next Planning Commission Regular Meeting.

Existing Land Use Maps: One section is still missing.

Review Draft Cornerstones (Goals, Building Blocks and Foundation).

John Iacoangeli reviewed a Draft of Cornerstones he drew up after the last meeting. The Foundation ties the Goals and Building Blocks (strategies used to achieve the goal) back to the Benzie County Master Plan and the Community Vision Priorities.

Discussion: How the cornerstones fit into the Master Plan. Iacoangeli explained that we are recommending to pull out of the Benzie County Master Plan those principles and goals that are applicable to our township. There was a discussion about whether this new approach needs to be brought to the board because they may be under the impression that we are just modifying the existing document. We are not abandoning the Master Plan. If a goal fits what was one of the guiding principles of the existing Master Plan, it is reflected in the document in the Foundation section. We are using the Existing Master Plan as the foundation and picking the principles out of it that apply to our township. For example, some townships have lakes and inland lakes and water quality is an issue. This is not applicable to Joyfield Township, which is more agricultural-based. Each township will end up with a tailored township Master Plan that is pulled from the existing Master Plan. Chair John Popp liked the philosophy of pulling what we want from the old plan and having a new layout. If the board wants to add something from the existing Master Plan, we can adjust it. Iacoangeli suggested that we ask to board to tell us what they think is important so they, too, are participating. We are not starting all over; we are just refining and condensing.

Discussion: Additional Cornerstones to be added

Wright - add preserving the resort cottages industry or rural resort character. 60% of the housing units are seasonal housing who provide a significant part of the economy. The other 40% is rural residential. The resorters and the locals want to preserve the rural character.

Neiger - the density poses a problem for zoning because it requires onsite septic, which affects water quality.

Skees-Gaier – Add Growth Patterns for the future: when are we going to need sewers? Do we want compact growth or nodular growth? The future land use plan will be part of the Master Plan.

Discussion about inclusion of Trail systems as a Cornerstone, extending the trail system and coordinating with the National Park Service and Michigan Department of Transportation.

Discussion on Cornerstone 3 in the description regarding the M-115 and M-22 corridor.

Laarman – Regarding Building Block 6 and access to Crystal Lake and Betsie River. TC has adopted a handicap-accessible kayak launch. To ensure that would cost money.

Iacoangeli - That would be a grant. Trust fund money has to comply with universal design.

May – Are we going to have to explain the rationale behind each thing that is being left out from the existing Master Plan?

Neiger - we have had a citizen-based process that is redirecting the goals and objectives and implementation strategies to fit what the citizens want now. We are going from a regional plan to a township plan. A declaration could be made at the beginning of the plan to explain the process.

Herd is hesitant about Cornerstone 3 and recommending things that haven't been discussed like the non-motorized trail, which could be quite controversial.

A bike trail adds to the width of the road and seems to conflict with keeping streets narrow and tree-lined. We shouldn't endorse something specific.

Discussion about bike racks in the ordinance. Iacoangeli will post the plan on the website.

Discussion over the 90 acre Crystal Lake Township Park listed under the County Recreation Plan.

Discussion on explaining why we've chosen these cornerstones and what they are going to do for the township in the introduction. The narrative before the Cornerstones will tell the reader about the Community visioning sessions, review process and Cornerstones with an explanation of how the Cornerstones lead to goals, objectives and strategies and the use of language (Cornerstone, Foundation, Building Blocks). The importance of keeping the connection of the input given at the Vision Sessions was emphasized.

May – Where will I find the visioning session goal about sustainable site design?

Iacoangeli- it was incorporated in the Building Blocks, staying away from specifying materials. Site design issues would be things like dark sky lighting, steep slopes, environmentally sensitive areas under land development patterns, sustainable design, landscapes and the need for training about these issues.

A Natural Resources Cornerstone was added.

An Intergovernmental Cooperation Cornerstone was added.

Discussion: cooperation and leadership development as an implementation strategy. With a lot of the cornerstones, infrastructure and cooperation with other townships are what can make it work.

Recap of Cornerstones added:

8. Preserve Resort Cottages and Rural Residential Character of Township

9. Land Development Pattern: Sustainability, overlay districts, compact development, smart growth, intensive development in areas of public infrastructure.

10 Natural Resource Protection: wetlands, tributaries, steep slopes.

11. Intergovernmental cooperation and Leadership training and development

Cornerstone 3 strategy: add using the non-motorized network as a way to connect all the regional recreational assets.

Laarman – we also need to preserve 'neighborhood character'.

Discussion of how Agriculture and Forestry affects rural residential and vice versa.

Cornerstone 4 agriculture overlay and land-locked areas of forestry. Discussion of changing terminology to rolling forested terrain instead of woodlots.

Cornerstone 2 should include 'forestry operations'. Commercial forestry: a minimum of 40 acres.

Discussion: Cornerstone 6 Home Occupations and need for protecting neighbors. Strategy 4, review and revise Article 16 where you put in the regulatory standards and limitations. At the end of #4 add "to insure that these don't impinge on adjacent properties. Identify the controls. Use definitions.

Discussion: the service industry around the trails. We are the trail that connects communities. Our people work in those communities. We can do B&Bs, canoe liveries. On one hand we want to preserve our rural and resort. Have development in Frankfort and Beulah which has the infrastructure. One of the things that were really clear in the BC Master Plan was pushing development into areas that were already developed. This would be addressed under Land Development pattern and rural cornerstone.

Frankfort has expressed an interest in collaborating with Crystal Lake Township. Part of the process is to anticipate needs and reach out to neighboring communities. Invite Josh Mills to next meeting. Smart Growth is not anti-growth.

May – What does Rural Smart Growth look like?

Iacoangeli referenced Ebenezer Howard and the urban garden movement.

Assignment: Read Agricultural Vitality Strategy