

AGENDA LAKES TO LAND REGIONAL INITIATIVE
CRYSTAL LAKE TOWNSHIP PLANNING COMMISSION
MASTER PLAN WORK SESSION
January 9, 2013 6:30 p.m.
Crystal Lake Township Hall 1651 Frankfort Highway

Present: John Iacoangelli, Amy Ferris, Jim Laarman, Greg Wright, Bruce Harwood, Tammy May, Sandy Skees-Gaier, Monica Schultz, Sharron May, Paul May (Cornerstone 2)

The objective of the meeting was to review the draft of Cornerstones that were handed out at the last meeting and make FINAL revisions. Once the goals and strategies for the township are agreed upon, we can review the Future Land Use map using the Cornerstones as our guide. The Cornerstones, which are not listed in order of priority, are based on the Collective Priorities from the Crystal Lake Township Visioning Session and the Benzie County 2020 Master Plan.

Cornerstone #1: Improve the water quality of Crystal Lake and the Betsie River and its tributaries and streams, which feed the Betsie River and ultimately Lake Michigan.

Building Blocks:

1. Change "Crystal Lake Watershed Management Plan" to "Crystal Lake and Betsie River Watershed Management Plans"
2. No change.
3. Change "Continue monitoring Crystal Lake for aquatic macrophytes and support invasive plant eradication programs when needed" to "Continue monitoring the water quality of Crystal Lake using Best Management Practices (subsequently referred to as "BMP's)."
4. No change. Repeat in Cornerstone 5.
5. No change.
6. Remove - doesn't fit with water quality; we don't talk about recreational assets. Add: *"Insure that water quality and storm water state recognized BMP's are incorporated into the Planning and Zoning process".*

New Building Block: *"Work with surrounding Crystal Lake communities to improve and standardize septic system requirements".*

Cornerstone 2: Encourage the continuation and growth of small agricultural operations.

Building Blocks Discussion:

It was proposed to:

- a. Eliminate Building Blocks 1,2,3,6 because these are beyond the scope and resources of the township and are being provided elsewhere through regional initiatives;
- b. Repeat Cornerstone 5, Building Block 4 in Cornerstone 2: “Existing agriculture or forest land should be encouraged to continue as the principal permitted use...”
- c. Acknowledge the need for infrastructure that supports local agricultural operations without affecting quality of life.
- d. Encourage small farms and Agri-tourism.

It was noted that the Agriculture Vitality Statement has not yet been discussed and might help inform this Cornerstone. Sharron and Paul May, who were on the Frankfort Planning Commission’s Urban Agriculture Ordinance Committee, gather input from farmers, the Agriculture Vitality Statement, Frankfort’s Urban Agriculture Zoning Ordinance and Joyfield Township’s Building Blocks to draft proposed building blocks for Cornerstone 2 for review at the next meeting.

Cornerstone 3: Provide a network of connected local and regional non-motorized trails.

Opening paragraph: change wording of “following the north side of Crystal Lake to the M-22 corridor, then proceeding north to Sleeping Bear Dunes National Lakeshore to an extension along the M-115 corridor”. Change north to south. [Not sure which ‘north’. SM]

Building Blocks

- 1, 2, 4, 5 – no Change
3. Change “Complete the non-motorized trail...” to *“Support the completion of the non-motorized trail...”*

Cornerstone 4: Preserve our rural character

Building Blocks:

1. Change “Encourage traditional village pattern and cluster development designed to preserve usable amounts of open, farmable land” to “*Encourage development designed to preserve usable amounts of open, farmable land.*”
2. Change “Encourage dense development in areas served by municipal utilities and roads” to “*Direct development to areas served by municipal utilities and road.*”
3. Repeat in Cornerstone 2
4. Explain Article 10
5. Change “Preserve the rural character of Township county roads by eliminating the removal of trees unless required due to storm damage or disease” to “*Preserve the rural character of Township county roads by planting* trees and eliminating the removal of trees unless required due to storm damage, disease or BMPs.*”

Cornerstone 5: Protect our groundwater and preserve its quality.

Building blocks:

1. Change “Watershed management plans should be prepared to protect the soil from erosion and water quality for all watersheds in the County to “*Watershed management plans should address soil erosion and water quality issues for all watersheds in the township*”.
2. Delete # 2
3. Change “New residential development in the County shall be encouraged to be largely built in existing cities and villages or in small clusters on non-prime resource lands in order to minimize negative impacts on farm and forest land. To “New large scale residential development shall be encouraged to be largely built in existing...”
4. Change first sentence “Existing agriculture or forest land uses shall have priority over new residential uses, and farming operations should be encouraged to continue in areas zoned for agriculture or forest as the principal permitted use” to “*Existing agriculture or forest land should be encouraged to continue as the principal permitted use...*” Also repeat this Building Block in Cornerstone 2.
5. Remove “New development shall be designed and constructed to avoid sensitive natural features and comply with applicable federal, state, county and local regulations.” It is already covered in Building Block 8.

Add Building Block 4 from Cornerstone 1: Enact Low Impact Development (LID) storm water strategies into the zoning ordinance as required standards for site development.

John Iacoangelli cautioned that, as we didn't have full attendance for these revisions, other people who show up later might want to make modifications. We are at the point where we have to stop and finalize the draft. There will be opportunities for additional modifications when this comes before the board and public.

Upcoming Meetings/Topics:

Jan 30: Review and Revise Existing Land Use Map.

Feb 13: Review and Revise Demographic Assessment and Begin Discussion on Future Land Use Map

Feb 27: Review Future Land Use Map and compare to Existing Zoning Map

Respectfully Submitted by Sharron May