

**Crystal Lake Township Master Plan Review Work Session  
December 12, 2012  
6:30 pm Crystal Lake Township Hall**

Meeting called to order 6:30 p.m.

Pledge of Allegiance

Present: Douglas Holmes, John Iacoangelli (Beckett & Raeder Planning Consultant), Jim Laarman (Crystal Lake Planning Commission) Sharron May, Paul May, Tammy May (Crystal Lake Trustee), Sol Merman, Josh Mills, Roger Mix, Bev Toomey, Jim Van Meeter, Monica Schultz, Ed White, Greg Wright (Crystal Lake Planning Commission); Sandra Skees-Gaier (phone).

Jim Laarman asked for people who have been involved in the Working Sessions to comment on why they were there.

Sharron May – I'm a citizen representing CLT on the Leadership Team of the L2L Regional Initiative. I've volunteered to take minutes so we have really clear minutes on what exactly happened.

Greg Wright thanked the people who haven't been here before for coming. "We've had several meetings and discussions taking the Lakes To Land Visioning Session goals and priorities and they are in draft form of the different Cornerstones John (Iacoangelli) and the team is helping to develop".

John Iacoangelli – I am a consultant for Lakes To Land and we're in the process of working with each of the Planning Commissions to develop the goals and strategies for each of their townships in Benzie and Manistee Counties. There are 14 communities developing their own Master Plans.

Wright – I also wanted to add that Sharron (May) and Monica (Schultz) are (citizen) representatives and Jim Laarman and myself are Planning Commissioners on the leadership team for our township. This (meeting) is scheduled as a Work Session, not a Regular Planning meeting so we are not going to take up any other business.

Jim Laarman – I'm the Vice Chairman of this group. My interest as a professional engineer is Crystal Lake, our namesake. I consider myself an expert on our lake, spending 25 years on the Corps of Engineers. But I

also have run quite a few Lake Association meetings one way or another so John (Popp, Chair) who couldn't be here today asked me to do this.

Sol Merman – When the two counties working together are done, will the Master Plans be the same?

Jim Van Meeter- When you say “regional” it seems like they’re all going to interlace.

John Iacoangelli – we are working with each township to develop their own goals, strategies and Master Plans and at the end the communities are going to get together to see if there are any joint projects they want to work on. Example: there are three communities who say they want to work together on dredging their harbors.

Van Meeter – What does that have to do with zoning?

Iacoangelli- it doesn't have anything to do with zoning. A lot of this is going to be project-related.

Van Meeter – what's going to be the end result?

Iacoangelli – when each of the communities is done, they are going to tell each other their priorities. If any of the priorities match up, they're going to start working together to accomplish those projects, like the example I gave. Then they can have 3 voices versus one.

Van Meeter – Prior to 2006 there were three Zoning Enabling Acts and now there's just one for the state. How does the state work into this?

Iacoangelli - The state really doesn't. They took the three Planning Enabling Acts, which each had a different process and different schedules in terms of how the laws were adopted and they consolidated them into one so everybody follows the same procedures. So, it's not like one big zoning ordinance, it's just how you get it adopted so the notices to the public are the same for a village, township or county; the type of letters that have to go out are the same so there's less confusion for people.

Van Meeter – What I'm getting at is that we used to have the Inter-local Contract Agreement so the townships could get together and have one

Zoning Administrator; the cities and villages could get together and have one Zoning Administrator. Now we're under one as a regional initiative.

Iacoangelli- the state still has the Intergovernmental agreements for water, sewer, fire fighting, etc.

Van Meeter- it seems like in 2009 we battled and repealed the other three, does that mean that sooner or later the zoning board is going to be abolished and come down to one?

Iacoangelli - if anything, the opposite happened: the county used to handle it and now the individual townships do.

Van Meeter- I reviewed the Grand Vision at the county and they are regulating everything - rooftops, % of land used - I can see that in the city but not in the country. There is a survey in the file that was back in the 70s.

Laarman referred further questions regarding this topic to the Township Supervisor. He congratulated Tammy May and Amy Ferris on their new positions as Township Trustee and Supervisor, respectively.

Doug Holmes Box 905, Frankfort – this is a beautiful area, natural resources deserve protecting. They have all that stuff in Zimbabwe, China, who among us would leave here to go live in those other places? The reasons: relative prosperity and freedoms. I would contend that those 2 are the same. This Land to Lakes is part of an international initiative from the UN. I have some quotes on who started this agenda. They want to transcend our local townships and regulations.

Ed White 14343 River St. Beulah - I have heard a lot about it and who Lakes to Land is. I was wondering if the gentlemen (Iacoangelli) is a member of the ICLIA.

Iacoangelli- I am not a member of ICLIA.

Holmes- are you associated with the Northwest Michigan Council of Governments? They are members of ICLIA. MSU has completely bought into it. It's a UN initiative called Agenda 21.

Iacoangelli - Lakes to Land Initiative is the result of 5 communities getting together wanting to do their own master plans. Then they found out that many of their neighbors wanted the same thing.

Sharron May – I am the contact person for the Crystal Lake Leadership Team. I think there may be some confusion between Lakes to Land and a nationwide cooperative called Land O' Lakes, whose CEO recently appeared before the U.N. I would be happy to speak to any of you outside of this meeting.

Laarman asked Josh Mills, City Supervisor for the City of Frankfort, why he was there.

Mills – We're really one community. The property on the city side has some really rolling topography and steep slopes. A possible collaboration could create a land bank. We could extend water and sewage to facilitate that. I don't want to pinpoint a PUD or anything but I think we need to collaborate. We already share a lot of services. The Industrial Park is renamed the Entrepreneurial District. We have seen a lot of diversity and enhancements in that area. We have a problem with a large vacant property and we are almost getting to the point where we have the inability to grow. I don't know what the township's vision is, but we are willing to collaborate. We went through our Master Plan and Zoning Ordinance and we want to further enhance the opportunities. We want to be team players. We have a beautiful park that is under-utilized at 7<sup>th</sup> St. beach that could lend itself to collaboration on a new pavilion or providing amenities. We realize that the city of Frankfort is our "urban" center. What happened with the county is an opportunity to regain the spirit of the community.

Laarman - Our Zoning Administrator is not here but I'm sure our Township Board would like to look at opportunities to collaborate. We have a mutual concern with the Betsie River. Have you heard about the Betsie River Watershed Plan?

Sandy Skees Gaier suggested Cornerstone 8, 9 & 10, 11 should be reviewed for those areas that were still applicable with the former Benzie county plan. Cornerstone 11 should incorporate young people.

Sharron May asked if the assignment, the review of the Agricultural Vitality Statement, was going to be discussed tonight.

Laarman asked Paul May, a local farmer who came to give input on the Agriculture Vitality Statement, to speak about soil as the basis for agriculture.

Paul May - The entrepreneurial aspect of farming is what Planning & Zoning relate to. Farms are supposed to be a business. The evolution in the market place and the re-localization of it is indicated in this Agricultural Vitality Statement. Farmers value property rights as much as anyone. They might want to capture more dollars by doing more processing or producing more stuff that goes direct. Try to avoid restricting small properties from cottage industry. It's the freedom to do what you want.

Laarman- the Planning Commission is going to depend largely on the Visioning Session. There are a lot of things to be proud of and work towards.

Greg Wright- the Planning Commission had strong feelings that we had to preserve everything from the old Master Plan and it looks like we're doing that. The vision was pretty good.

Bev Toomey- is there a criterion in who will administer it in setting up the priorities in the cornerstones or between cornerstones? They will go public for public comment. What if the next township conflicts with ours? My bias is that we should be looking larger.

Iacoangelli - Part of that is talking with your neighbors. Gilmore and Blaine are attending each other's meetings.

Doug Van Meeter - is this alliance going to grow to Leelanau and Antrim? They wanted adjacent jurisdictions to work together. What's your grand vision for the airport?

Greg- We'll have to talk to the airport authority.

Iacoangelli - it's the Planning Commission's responsibility to look at their plan.

Next Regular PC meeting: January 23, Works sessions Jan 9<sup>th</sup> and Jan 30<sup>th</sup>.