

Blue Lake Township

Kalkaska County, Michigan

Minutes

Planning Board Regular Meeting

Tuesday, November 7, 2018 9am

8 Present

- I. Meeting Call to Order at 9:00 am - Allen
- II. Pledge of Allegiance – Allen
- III. Roll Call of Members Present: Shaw, Allen, Sawasky, Peterson, Ross, Bond
Also present: Blair Shearer, Kathy Campbell
- IV. Adoption of Agenda – Allen - Motion to adopt agenda by Allen with the addition of the definition of home based business and footprint to Old Business and Plan for approval of new verbiage to be adopted after winter to New Business, supported by Shaw, motion carried.
- V. Declaration of Conflict of Interest – Peterson will abstain from voting on proposed language related to Home Based Businesses
- VI. Minutes of last meeting – Motion to approve amended minutes of last meeting dated October 2, 2018 by Allen, supported by Shaw, motion carried.
- VII. Public Input –
Township Supervisor, Shearer introduced a new member of the Planning Board. Her name is Celeste Bond and she is replacing Jeff Lavender. The Township website will be updated to reflect this change. There is still 1 open position on the Planning Board which needs to be filled.

Zoning Supervisor, Campbell presented the following concerns/updates for discussion:
 1. Clarification for verbiage on page IX-2, Section 9.02, 2 (B) related to surveys, the language should be changed from requiring a “professional” survey to a “certified” survey to be consistent with the current language throughout the Zoning Ordinance.
 2. Circuit Court case regarding the Squaw Lake residents appeal to the decision of the ZBA is scheduled for Court on Friday, December 21, 2018.
 3. Campbell updated the Planning Board regarding the concerns related to a permit for enclosing a porch that could potentially change the existing footprint of an accessory building. A new permit has been approved for the **ADDED:** change of use for existing buildings.
 4. Clarification was discussed regarding the requirement for spacing of accessory buildings.
- VIII. Report of Township Board Representative to Planning Commission – Shaw
Nothing to report
- IX. Report Planning Representative to the Zoning Board of Appeals – Sawasky
 1. A court date has been set for 12/21/18 for the residents of Squaw Lake to appeal the decision of the ZBA. The Zoning Board of Appeals does not need to be present.
 2. The shed which was in the high water area of Big Twin Lake has been moved back, however there has not been any evidence provided to the township by the builder to confirm the new location.
- X. Old Business –
 1. Clarification for verbiage on page IX-1, Section 9.02 – Language needs to be added to require a permit to add fill to a property.
 2. A recap of a definition for “Footprint” to further define the maximum square footage of an accessory building in the township Zoning Ordinance was proposed to be added to Section 4.14 Schedule of Regulations pg. IV-12, IV-13.
 3. Clarification on page II-8, definition for Lot, Waterfront – remove the following verbiage “The portion adjacent to the water is considered the water frontage. The water front is

considered the front lot line.”

4. Clarification on page II-8, definition for Lot Line, Front – remove the following verbiage “the water frontage shall be considered the front lot line” and replace it with “the front lot line shall be water side.”
5. Due to time, discussion will continue to review the proposed changes/updates to Ordinary High Water Line, sidewall, and Home Based Business definitions.

XI. New Business -

1. Correspondence will be drafted to respond to a homeowner’s request
2. The meeting schedule for calendar year 2019 will be confirmed

XII. Public Input - None

XIII. Planning Board Member Comments and Input – None

XIV. Set/Confirm Next Meeting Date

Next meeting: Wednesday, December 5, 2018 at 9:00 am at the Township Hall.

XV. Adjournment –

Motion to adjourn at 11:00 am by Allen, supported by Shaw, motion carried.

These minutes are not official until approved by the Blue Lake Township Planning Commission at the next scheduled meeting.

Respectfully Submitted by:

Attested to:

Tina Peterson, Secretary

Rhonda Allen, Planning Board Chairperson