

Blue Lake Township

Kalkaska County, Michigan

Minutes

Planning Board Regular Meeting

Wednesday, December 6, 2017

9 Present

- I. Meeting Call to Order at 9:00 am - Allen
- II. Pledge of Allegiance – Allen
- III. Roll Call of Members Present: Gruley, Allen, Sawasky, Shaw, Ross, Peterson, Gretke
Absent: Lavender Also present: Campbell, Shearer
- IV. Adoption of Agenda – Allen - Motion to adopt agenda by Shaw, supported by Allen, motion carried.
- V. Declaration of Conflict of Interest - None
- VI. Minutes of last meeting – Motion to approve minutes of last meeting dated November 1, 2017 by Shaw supported by Sawasky, motion carried.
- VII. Public Input
Township Supervisor Shearer and Township Zoning Campbell, are actively working with DEQ to clarify the definition of “high water mark” for purposes related to a recently built structure on property located on the shore of Big Twin Lake. The current standard the township uses is where the soil meets the sand. It will be put on the agenda for a future meeting to look at our current definition and see if it can be better defined.

Campbell also talked to Kalkaska zoning about their definition and measuring of “sidewall”. Kalkaska follows the Kalkaska County Construction Code which measures side walls from grade to the top of the wall, as required by Michigan Construction Codes with the International Codes Council, currently the township measures its sidewalls in a similar manner. Concerns from the Planning Board were voiced that by using that definition could allow dirt to be pushed against the foundation to adjust the grade to increase wall height. All agreed that the township ordinance should move to change to the proposed wording for sidewall and how it is measured from GRADE to FLOOR as discussed at last month’s meeting.
- VIII. Report of Township Board Representative to Planning Commission – Shaw
Nothing to report.
- IX. Report Planning Representative to the Zoning Board of Appeals – Lavender-
Lavender absent. Lavender sent minutes from the ZBA meeting held November 8, 2017 with their final decision that the hold placed on the building permit issued to Bryan Kotsch be lifted. An appeal by the plaintiff for the decision of the ZBA has been filed.
- X. Old Business –
Peterson presented a copy of the Planning Board Members page from the township website that is out of date. Corrections were provided and Allen will update website.
- XI. New Business
Discussion continued on better defining Section 3.05 - Home Business. Peterson provided several definitions which may provide us with optional wording to better define our township ordinance to eliminate gray areas. It was agreed that we should consider adding another section under Home Business to include HOME BASED BUSINESS in addition to the existing “Home Occupation” and “Cottage Industries”. Suggestions for what the township may want to adopt will be discussed at the next Planning Board meeting.
- XII. Public Input
Shearer indicated that he has been working with Farrier Surveying Inc, in reference to the structure in question on the shore of Big Twin Lake which he will share at the next Planning

Board meeting. It is yet to be determined and agreed where the high-water mark should be measured from to determine the setback for a structure on shore. It was suggested that the lake lot line should be used to measure the setback.

XIII. Planning Board Member Comments and Input –

Gruley provided a list of Planning Board meeting dates for 2018 noting that there will be no meeting January 3 or July 4, 2018.

XIV. Set/Confirm Next Meeting Date

Next meeting: WEDNESDAY, February 7, 2018 at 9:00 am at the Township Hall.

XV. Adjournment –

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

Janet Gruley, Secretary

Rhonda Allen, Planning Board Chairperson