Blue Lake Township

Kalkaska County, Michigan

Minutes

Planning Board Regular Meeting
Wednesday, October 6, 2021 9:00 a.m
7 Present

I. Meeting Call to Order at 9:00 a.m. - Peterson
II. Pledge of Allegiance – Peterson
III. Roll Call of Members Present – Fletemier
   Present; Peterson, Southwell, Allen, Bond, Gruley, Shaw, Fletemier
   Also Present; Shearer, Campbell, Nichols
IV. Adoption of Agenda – Peterson
   1. Motion to adopt by Shaw, supported by Allen, motion carried
V. Declaration of conflict of Interest
   1. Fletemier & Peterson declared conflicts with Home Based Business.
VI. Minutes of last meeting – Peterson
   1. Motion to approve Fletemier, supported by Shaw, motion carried.
VII. Public Comment
   1. Jackie Newberry – Proposal for the Township to purchase Speed limit flashing signs
      a. Proposed to township board in September
      b. Clarify the speed limit with the Township board on who has the authority to post speed limits.
      c. Agreed that this is not a Planning Commission Issue
   2. Kathy Campbell
      a. Campbell stated that there was an omission in the August meeting minutes regarding sheds in the greenbelt area and requested that they be amended.
         1. Peterson agreed to look at it and amend if needed.
   3. Tracy Nicol
      a. Building Height Restrictions – Request to consider raising heights for outbuildings to 26 feet in all zones.
      b. Petersen will consider adding to a future agenda for discussion.
   4. Kathy Campbell Zoning
      a. Zoning Section 3.13 – Temporary Dwelling Occupancy during construction –
         1. Recommendation from the attorney to revise and remove from introductory paragraph, "No Basement – dwelling, cellar dwelling, garage – house."
         2. Added to Agenda in New Business

VIII. Report of Township Board Representative to Planning Commission – Shaw
   1. Township Board Agenda not published yet.
   2. Shaw presented the policing ordinance regarding Fireworks to the Board last

month.

IX. Report of Planning Representative to the Zoning Board of Appeals – Gruley

1. No ZBA Meeting held

X. Old Business

1. Shipping containers on properties
    a. Modifications.
        1. Section 3, b, iii; remove language "approved by the Zoning Administrator"
        2. Section 3.0 Remove "are generally not allowed as accessory buildings but".
        3. Add Definition to the Zoning Ordinance for a Portable Container -
    b. Where to place in the Zoning
        1. Recommendation that this be a Standalone Ordinance –
        2. Title Shipping Containers and Semi-Trailers
    c. Shaw will review with the Board on the need for a shipping container ordinance.
    d. Updated ordinance to be distributed to the Planning Commission at November meeting
2. Home Based Business proposed ordinance draft
    a. Motion to approve by Allen, Support by Southwell, motion carried.
    b. Peterson and Fletemier Abstain
3. Ordinance 3.08 Nonconformities, Sec. 2, Items D and E
    a. Tabled due to time constraints
4. Survey Status –
    a. In process
5. Rental Properties – Topics to research and possibly address in revised ordinance.
    a. Number of people in the home
    b. Smoke Detectors
    c. Parking
    d. Demonstrate Lake Rules
    e. Septic - Proof of function and pumping.
    f. Fines for violation
    g. Registration, Permit, License
        1. Term
        2. Fees
    h. Revocation of license
    i. Inspection
    j. Shooting on the premises
    k. Goal is to develop a revised Short Term Rental Proposal for review in November.

XI. New Business

1. Master Plan –
    a. Per Shearer there is No Census data yet.
        1. Tabled
    b. Secretary to draft letter for neighboring Communities notifying of intent to modify Master Plan.

2. Sheds in the Green Belt Discussion points:
    a. The Master Plan would not support a change to this ordinance.
        1. *The original ordinance was put in place to eliminate gas and oil storage on lakes edge and to avoid a shoreline filled with buildings. This is still relevant today.*
        2. *Environmental studies have identified hardscapes harmful to the lakes and a natural buffer is necessary for a healthy lake.*
        3. *Lakes and rivers in our surrounding areas require much larger buffer zones than our 25 feet.*
        4. All structures must meet the set back requirements of 30 feet from the Ordinary High Water Mark.
    b. The Planning Commission does not find a need to modify the Green Belt Ordnance.
3. Building Height to 26 feet
    a. Planning Board requires further clarification on the reason for the request.
4. Added Section 3.13 Temporary Dwelling
    a. Tabled.

XII. Public Comment
1. Blair Shearer question on the Shipping Containers Ordinance– Do shipping containers detract from the neighborhood?
    a. Ordinance Addresses all elements of visibility to ensure they do not detract.

XIII. Planning Board Member Comments and Input – None

XIV. Confirm Date of Next Planning Board Meeting:
1. **Wednesday, November 3rd at 9:00 a.m.**

XV. Adjournment Motion by Shaw, supported by Allen; meeting was adjourned at 11:36 am.

Respectfully Submitted by:

Todd Fletemier, Secretary

Attested to:

Tina Petersen, Chairperson