

Blue Lake Township

Kalkaska County, Michigan

Meeting Minutes

Planning Board Regular Meeting

Wednesday, November 3, 2021 9:00 a.m

Present 6

- I. Meeting Call to Order at 9:00 a.m. - Peterson
- II. Pledge of Allegiance – Peterson
- III. Roll Call of Members Present – Fletemier
 1. Present; Peterson, Southwell, Allen, Gruley, Shaw, Fletemier
 2. Also Present; Campbell
- IV. Adoption of Agenda – Peterson
 1. Motion to adopt – Allen, Supported by Gruely. Motion Carried
- V. Minutes of last meeting – Peterson
 1. Remove Section 2-b
 2. Modify section 3-b
 3. Section V11-4-a Change to Section 3.13
 4. Remove X 2-A
 5. Section XI-2- Move a/b/c/d/ sub bullets to E.
 - Shaw moved to approve as amended, Supported by Allen, Motion Carried.
- VI. Declaration of conflict of Interest
 1. None
- VII. Public Comment
 1. Kathy Campbell –
 - Zoning has been notified of a possible violation on a property in the Township
 - Zoning to investigate per Section 3.18
- VIII. Report of Township Board Representative to Planning Commission – Shaw
 1. No updates at this time.
- IX. Report of Planning Representative to the Zoning Board of Appeals – Gruley
 1. No ZBA Appeals made
- X. Old Business
 1. Shipping containers on properties
 - Added in Section 3 – iii after not insert “be”
 - Motion to Approve as amended by Allen, Second by Gruely, Motion Carried
 2. Ordinance 3.08 Nonconformities, Sec. 2, Items D and E
 - Tabled due to time constraints to future Meeting
 3. Survey Status
 - Tabled for future meeting.
 4. Rental Properties
 - How to Enforce the Ordinance –
 - Application Process
 - New Application to be updated upon completion
 - Section 4 – Smoke Detectors must meet current building codes.
 - Strike Section 6
 - Bedroom – How to define a loft must be determined.
 - Variance for bedrooms in the case of a large bedroom / bunk room.
 - Local Contact – Section 2-E current ordinance – Add statement for

local contact

- Section 6 – Lake Rules already covered in current ordinance.
- Section 7.0 – Septic – OK include in renewal process
 - 5 years proposed term
- Section 8.0 – ok
- Fletemier to email attorney input and interpretation of the House Bill
 - Permits and Registration
 - Violations & Fines

XI. New Business

1. 5-Year Plan
 - Tabled due to incomplete Census Data.
2. Update Ordinance Section 3.13 Temporary Dwelling Occupancy during Construction
 - Revise and remove from the introductory paragraph, “No Basement – dwelling, cellar dwelling, garage – house.”
 - Petersen will update section 3.13 for future review.
3. Section 4.14 – Schedule of Regulations
 - Request to Raise the building height from 21' in lakeshore residential areas and 23' in residential, rural residential, and agricultural areas to 26' in all areas of the Township. This would allow for a higher roof pitch for snow load.
 - Planning commission does not wish to address this currently.

XII. Public Comment

1. None

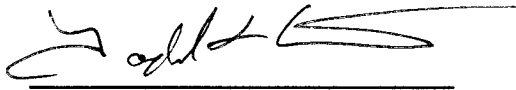
XIII. Planning Commission Member Comments and Input

1. Fletemier presented letter to neighboring townships notifying them of Blue Lake Township plan to update Master Plan
 - Southwell Motion to approve - Gruley second Motion Carried
2. Open Items – Fletemier to provide a List of Townships to address at Next Planning Board Meeting:

XIV. Next Meeting Wednesday December 1, 2021 at 9:00 am.

XV. Adjournment at 11:21 am.

Respectfully Submitted by:



Todd Fletemier, Secretary

Attested to:



Tina Petersen, Chairperson