

# Blue Lake Township

Kalkaska County, Michigan

## Minutes

Planning Board Regular Meeting

September 1, 2021 9:00 a.m.

6 Present

- I. Meeting Call to Order at 9:00 a.m - Peterson
- II. Pledge of Allegiance – Peterson
- III. Roll Call of Members Present: Shaw, Gruley, Southwell, Allen, Peterson, Fletemier  
Also present: Kathy Campbell;
- IV. Adoption of Agenda – Peterson  
Motion to adopt agenda was made by Allen and supported by Shaw, motion was carried.
- V. Declaration of Conflict of Interest – None
- VI. Minutes of last meeting –
  1. Southwell asked for clarification on item 12. Peterson stated that there are now sheds / boat houses in the greenbelt areas of the lakes.
  2. Motion to approve minutes of last meeting dated August 7 2021 was made by Shaw, Seconded by Southwell, motion was carried.

### VII. Public Input –

Sharon and Craig Oliver who live on Squaw Lake stated that they are concerned with noise from a home recently purchased near their home which is being used as a Short Term Rental. The noise sometimes goes on past 2 am and they wanted to Inquire if the Township is considering regulating short term rentals in the township. The Planning Commission has drafted an update to the current requirements and will discuss this issue at the next meeting.

### VIII. Report of Township Board Representative to Planning Commission – Shaw

1. Shaw will take to the Township Board issues with the Police Policy Enforcement as it relates to the fireworks ordinance.
2. Nothing additional to report

### IX. Report Planning Representative to the Zoning Board of Appeals – Gruely Nothing to report

### X. Old Business –

1. Shipping Containers on Property
  - a. Southwell presented a proposed ordinance language.
    1. Points of clarification around placement and permitting will be updated and reviewed at the next Planning Commission meeting.
2. Home Based Business Ordinance
  - a. Definition of Home Based Business – Recommendation to keep separate Home Occupation and Home Based Business with one ordinance to cover both.
  - b. Proposal reviewed, Peterson will update the draft language for the October Meeting.
3. Zoning Ordinance Section 3.08 Non- Conformities Items D & E
  - a. Recommendation to eliminate or clarify the statement in the ordinance referring to 50% damaged as this is difficult to define.
  - b. Goal of the ordinance is to clarify what is an Act of Nature, and when can homeowners replace a structure which has current non-conformities.

- c. Proposal to replace 50% with a metric that:
  1. Should the cost to repair a structure exceed 50% of the SEV of the home the homeowner can rebuild the entire structure with existing variances.
  2. If the cost is under 50% the home can be repaired, however if the homeowner chooses to rebuild the structure existing variances must be corrected.
  3. Voluntary relinquishment does not qualify as an act of nature and damage from neglect / relinquishment must be replaced and brought into compliance.
  4. Rebuild / remodel – voluntary- structure must be brought into compliance.

Peterson will draft an ordinance and bring to the next meeting for discussion.

4. Survey Status

- a. Peterson is compiling the data and will try to have ready to present at the next meeting.

XI. New Business -

- 1. 5 – Year Plan – Tabled until next meeting as the Census data has not been given to the Township yet.

XII. Public Input - None

XIII. Planning Board Member Comments and Input – None

XIV. Set/Confirm Next Meeting Date

Next meeting: Wednesday, October 6<sup>th</sup> at 9:00 a.m. at the Township Hall.

XV. Adjournment –

Motion to adjourn at 11:29 a.m. by Gruely and 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:



Todd Fletemier, Secretary

Attested to:



Tina Peterson, Chairperson