



## Meeting Minutes Draft

Planning Commission Regular Meeting

Tuesday October 22, 2024 7:00 p.m.

Present - 6

- I. Meeting Called to Order at 7:00 PM
- II. Pledge of Allegiance -- Southwell
- III. Roll Call of Members Present
  1. Present Southwell, Allen, Shaw, Fletemier, Buttermore, Nothstine
  2. Also Present Anderson
- IV. Adoption of Agenda – Southwell
  1. Motion to Adopt agenda by Shaw supported by Rhonda
    - Motion Carried
- V. Adoption of the Minutes of last meeting
  1. Motion to Approve as written by Shaw, supported by Allen
    - Motion carried
- VI. Declaration of conflict of Interest
  1. None
- VII. Public Comment
  1. None
- VIII. Report of Township Board Representative to Planning Commission – Shaw
  1. Nothing to report – STR Updates Not Considered yet.
- IX. Report of Planning Representative to the Zoning Board of Appeals – Buttermore
- X. Planning Commission Member Comments
  1. None
- XI. Old Business
  1. CREO (Compatible Renewable Energy Ordinances (Solar and Wind))
    - MTA Summary on items with training is pending.
    - Monitor MTA site and forward to Planning Commission as developed.
- XII. New Business
  1. Kalkaska County Sand and Snow Snowmobile club plans for land use
    - Blue Lake Township Defines a “Club” which this use would fall under.

- Zoning does not allow Clubs in any Zoning District.
    - Requires Supplemental Site Plan Standard to be Developed for “Clubs” First.
    - Planning Commission agrees in concept if adopted it should be as a Special Use Permit
  - Fletemier to Communicate to the Kalkaska Sand and Snow Club the need to review with the township, County and DHD 10 their plans to understand the build process and ensure all of their planned activities are captured in their Planning Documents.
  - Motion by Shaw to Table Request to review Zoning Ordinance to possibly allow Clubs as a Special Use Permit in Commercial and Industrial until further information is obtain.
    - Fletemier Second
    - Motion Carried
2. Dwelling and accessory structure definitions/allowable discussion
    - Accessory building with accommodation for kitchen and apartment
    - Mark Wassink – Defined what he is planning to build and that he will not have cooking facilities to comply with the Zoning.
      - Commission Thanked Mr Wassink for his openness and professional discussion.
    - Planning Commission to address what is allowed in Accessory Buildings as it relates to a Dwelling.
  3. Greenbelt Ordinance – request from Board to revamp
    - Following discussion the Planning Commission Agrees no Changes Needed.
  4. Demolition permit – needed or does wording of 3.01 cover it?
    - Discussion – Altered includes demolition however add for clarity.
    - Motion to update section 3.01 to include the word dismantled.
  5. Recording Secretary discussion
    - Fletemier to update the Planning Commission after elections

### **XIII. Planning Commission Member Comments and Input**

1. None

### **XIV. Public Comment**

1. None
  - Set Dates for 2025 Planning Commission Meetings
  - January 28<sup>th</sup>

- March 25<sup>th</sup>
- May 20<sup>th</sup>
- June 24<sup>th</sup>
- August 9 – **9:00 am Saturday**
- October 28<sup>th</sup>

**XV.** Adjournment Motion to adjourn by Fletemier supported by Nothstine

1. Adjourned at 9:15 pm

Respectfully Submitted by:

Attested to:

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Todd Fletemier, Secretary

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Dave Southwell, Chairperson

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