



## Meeting Minutes

Planning Commission Regular Meeting

Tuesday January 28, 2025 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 - Allen, Buttermore, K. Brozovich, T. Brozovich, Nothstine, Southwell
  2. Also Present - Anderson, Fletemier,
- IV. Adoption of Agenda – Southwell
  1. Motion to Adopt agenda by Allen, supported by Buttermore
    - Motion Carried
- V. Adoption of the Minutes of last meeting
  1. Motion to Approve as written by Allen, supported by Buttermore
    - Motion carried
- VI. Declaration of conflict of Interest
  1. None
- VII. Public Comment
  1. None
- VIII. Report of Township Board Representative to Planning Commission – T. Brozovich
  1. Nothing to report
- IX. Report of Planning Representative to the Zoning Board of Appeals – Buttermore
  1. None
- X. Planning Commission Member Comments
  1. Welcomed new members Todd Brozovich (new Trustee replacing Mary Shaw) and Karan Brozovich (reporting secretary).
  2. New attorney firm –will take effect February 1<sup>st</sup> with a 4 month transition
- XI. Old Business
  1. Accessory structure – anything else? What constitutes an accessory building as opposed to being a dwelling. Need to look at the definition and clearly define what designates a dwelling. What qualifies as a functional kitchen, bathroom and bedroom.
    - Accessory structure is not a dwelling if it excludes any of the functional sleeping, living, cooking or sanitary facilities.

- Nothstine will take the action item to define the accessory structure vs. dwelling.
2. CREO - Where do we go from here?
    - Southwell suggested that we send the question to the new attorney firm to see if we need to take any further action and create a new ordinance to protect us from solar or windmill development.
    - T. Brozovich will review documents and send questions to the new attorney.
  3. KCSAS plans for building
    - Add club to commercial and industrial as a special permit use
    - Develop a supplemental site plan standard.
    - Southwell will get the standard started and pass it on to Allen for review. Take into account noise and operating hours.

## **XII. New Business**

1. Bill 480 review and cf. current BLT land division requirements and Master Plan, and determine if our minimum lot sizes should be revised to larger minimums.
  - Kalkaska county planning commission is planning to not allow the division to more than 4 divisions in a 10 acre parcel.
  - Action item – Nothstine - to review the zoning regulations and determine if changes need to be made. Recommendation is to increase the minimum lot size. Will be discussed at the next meeting.
2. Rezoning – 2 of 4 township 40 acres parcels from commercial to conservation resource.
  - Kenel Road and Twin Lake road parcels. Conservation resource will keep them at 40 acre parcels.
  - Motion by Nothstine to approve the two parcels PID 002-020-007-00 and PID 002-032-002-00 as conservation resource. Second by Buttermore. Motion carried.
3. New Projects – Are there things that the PC would like to do to improve the efficiency of the commission. If so, we need to submit them so that they can be considered for the 2025 budget.
  - Zoom meetings – Nothstine will review rules/procedures for the possibility of having Zoom meetings.

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

1. None

## **XIV. Public Comment**

1. Ed George - Who handles zoning issues. Cindy Anderson

**XV. Set Dates for 2025 PC 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>

**XVI. Adjournment Motion to adjourn by Buttermore supported by Allen**

1. Adjourned at 8:36 pm

Respectfully Submitted by:

Attested to:

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Karan Brozovich, 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.