

## Lake Township Planning Commission

### Meeting Minutes

September 14, 2023

The Lake Township Planning Commission held a meeting on Thursday, September 14, 2023, at 6:30 pm at Lake Township Hall (5153 Scenic Hwy, Honor MI).

J. Rothhaar called the meeting to order at 6:30 pm

#### Members Present;

John Rothhaar                      Mark Janeczko                      Carl Lightfoot                      Kyle Orr                      Jackie Randall

**Others Present;** Jeff Johnson, Lake Twp Supervisor; Maureen Jeannot, recorder; Tom Kucera, Crystal Lake Twp & CLWAssoc; Wilfred Swiecki, PL Assoc; John Ransom, Conservation District; Jason Bernard, Benzonia Twp; John Ester, Crystal Lake Twp and others (sign in sheet on file).

**Public Input on Agenda;** Comment made asking for anyone giving public input to state their name and address. Agenda was approved.

**Meeting Minutes;** Minutes from the Meeting on June 15, 2023 were approved as presented.

**Correspondence;** 1) John Rothhaar distributed, to the board, 5 or 6 emails received. 2) MI Township Association is having a training session for planning and zoning professionals (all experience levels) at Harbor Springs on October 24, 2023. If any commission members would like to attend, please let John Rothhaar know.

#### Old Business;

**a. Park Ridge Subdivision Update;** Progress is being made with the development related to infrastructure. Mr. Rick Franke was in attendance and spoke about his project. Question regarding a community well vs individual wells. Mr. Franke indicated it was prohibitive, cost wise, to have a community well.

**b. Sutter Road Update;** Mr. Rothhaar has not received any new correspondence since the June Meeting.

**c. Short-term Rental (STR) Ordinance;** The Lake Township board has adopted the Short-term Ordinance. Lake Twp residents should be receiving notification of the enacted ordinance. There will be occupancy limits based on the number of bedrooms. Any property owners wanting a STR license for 2024 are asked to get their applications in as soon as possible. The commission realizes that amendments to the ordinance may be needed in the future.

#### New Business;

**a. Master Plan Objective 1 (B);** John Rothhaar introduced the topic of this objective, which called for the Watershed Overlay (and other environmental and lake protection zoning provisions) to be reviewed, information will be gathered and analyzed in detail for changes and special provisions sensitive to the lakes and watersheds in Lake Township. The Crystal Lake Watershed Overlay has been in effect for over 20 years. More recently, the CL Watershed Association has proposed additional changes. Crystal Lake Twp adapted the changes, Benzonia and Lake Townships have not. Public Input was gathered. As part of the Master Plan process, most residents are satisfied with current land use and major shifts aren't warranted. There are concerns (or doubts) of adding more regulation when current regulations are not followed or enforced. It's felt that there should be consistency with all Lake Associations working together.

Crystal Lake, Platte Lake, Little Platte Lake and Long Lake Associations were asked for their input along with the neighboring Townships and all were invited to speak at this meeting. Mr. Rothhaar asked for written input from all.

Jason Bernard from Benzonia Twp was present and interested in the information from this meeting.

Wilfred Swiecki from Platte Lake Association spoke about the Platte Lake Overlay. Regarding the Platte Lakes Area Management Plan, he suggests 'verified compliance' is missing in the ordinance and perhaps a sworn statement from property owners should be required and enforced. There is a need for Standard Operating Procedures. Visit [plattelake.org](http://plattelake.org) for information related to Platte Lake.

John Ester from Little Platte Lake Association was noted as present.

Tom Kucera from Crystal Lake Watershed Association spoke (1 handout on file). Mr. Kucera stressed that ordinances have to be in place in order to enforce them. Mr. Kucera spoke about threats to the lake environment,

the CL Overlay Ordinance and summary of updates, protecting lake water quality, complexity of updates, and combining overlays. Mr Kucera felt it would be best for Crystal Lake if a uniform regional ordinance was in place.

John Ransom from the Benzie Conservation District spoke about lake quality from construction activities vs lake pollution from other sources. Mr. Ransom is in agreement that all steep slopes and lakes in the county deserve equal protection.

Mr. Rothhaar indicated that work is underway in combining current zoning with overlays.

**Other Zoning Matters; None**

**Public Input;** Several people spoke in favor of overlay ordinances being in place, education is important, working with realtors, road commission and contractors is important along with enforcement of any ordinance put in place.

**Adjournment;** Meeting was adjourned at 8:20 pm.

Scheduled meetings: November 16, 2023.

Respectfully submitted

Maureen Jeannot, Recording Secretary | September 14, 2023