

MINUTES
Homestead Inland Joint Planning Commission
Inland Township Hall
November 18, 2015
Approved December 16, 2015

1.) Call to Order

Meeting was called to order by Chair Andersen at 7:00 PM.

The Pledge of Allegiance was recited.

Roll Call: Christy Andersen, Fred Poynor, Roger Hubbell, Cathy Demitroff, and Dan Moore were present. Doug Durke and Mary Miller were excused. Rob Widrig and Brad Skusa were absent.

Staff present: Roger Williams, Zoning Administrator, and Sara Kopriva, Recording Secretary.

Also present were 9 guests.

2.) Agenda

Motion by Demitroff and seconded by Hubbell to approve the agenda as presented. Motion carried unanimously.

3.) Approval of Minutes

Motion by Demitroff and seconded by Poyer to approve the minutes of the October 21, 2015 meeting as presented. Motion carried unanimously.

4.) Public Input

Andersen read the rules aloud.

Keith Reimersma spoke about the vehicle storage by Mr. Corey.

Allen ? spoke about the vehicle storage by Mr. Corey.

5.) Close Public Input: at 7:10 PM

6.) New Business:

a. Camper Storage at Turtle Lake Campground

Williams received a complaint about camper storage at Turtle Lake Campground. Mr. Milarch, ~~neighbor~~ **neighbor**, asked to address the Planning Commission regarding this. Daryl Milarch gave history of development and various concerns about allowing campers to stay on site in the off season.

He provided examples of other campgrounds in the area; what they do and how it looks.

Williams reviewed the conditions from approval and there is no mention of storage of campers on site.

Keith Bonnie, owner of Turtle Lake Campground, stated that the previous owner allowed for campers to stay all seasons, on site. Heidi Bonnie stated that no decks would be allowed on site and only campers will be allowed to be stored.

The Planning Commission feels that winter storage is an accessory use to the campground. It has not changed the use from a campground to a permanent, year around development.

There was a brief discussion about sheds and skirting. The owner said that no skirting would be allowed and it was determined that if a permanent structure was to be added it would require an amendment to the site plan.

b. Discussion of zoning violation regarding car storage

Williams gave update of the site. There are still vehicles on site and Williams started the enforcement process. The Township Supervisor said that she was going to meet with the property owner and told Williams not to issue ticket at this time. Fred Poyer went to site with Township Supervisor and gave a brief overview of what happened on the site. Did not get an answer to when the site would be cleaned up but understands that it takes some time to get a title from the Secretary of State to get the vehicles removed.

Keith Riemersma stated that there were originally 13 vehicles on the site and there are currently 9 vehicles.

Leonard Corey stated that his son was told that this would not be on the agenda until December so he did not come to the meeting.

Since the property owner and Township Supervisor are not present to answer questions, this issue is tabled until next month.

Lori Hall, Benzie County Planning Commissioner, wondered if there were opportunities for Mr. Corey to work with a junkyard in the area to store his vehicles.

7.) Old Business

a. Review and comment on the draft amendment, Section 3.37, regarding Medical Marijuana, to the Zoning Ordinance.

Williams stated that the legislation has taken no action on new bills. Attorney recommended adopted amendment at this time. The Planning Commission is still waiting on Inland's review of the amendment.

b. Discussion of possible re-zoning parcels in commercial district

The Planning Commission reviewed the Zoning Map along the highway and determined multiple properties that were split zoned. Andersen to verify that the properties are split zoned.

c. Payment Vouchers

Motion made by Demitroff and seconded by Moore to pay vouchers for those present tonight.

Motion carried unanimously.

8.) Reports

a. Homestead Twp Board – Dan Moore

Gave Fire Department ok to start a cost recovery ordinance, approved to re-do junk ordinance to include blight, and bids for plowing to AJ Excavating. Waiting on attorney review for Mass Gathering Ordinance.

b. Inland Twp Board report – Mary Miller

No report

c. Zoning Administrator

Busy year, this year more permits in Homestead than Inland. Lots of calls on blight and junk.

9.) Open Public Discussion:

Lori Hall brought some handouts from County Planning. The County Planning Commission has been working on Master Plan.

Keith Riemersma commented on economic development and blight

10.) Close Public Discussion

11.) Board go around, discussion/announcements

Hubbell upset about Township Supervisor getting involved in vehicle storage complaint. Thanked Homestead Township Board for not approving Hazard Mitigation Plan.

Moore doesn't think that Supervisor should get involved in enforcement and explained that Homestead Board did not approve Hazard Mitigation because of the homes on Platte River.

Poyer understands that the wrecker business is complicated and felt like he left the meeting with the property owner going to do something.

Demitroff stated that as the Township's grow they are going to face more and more issues like what

was discussed tonight. Good job Andersen for leading the meeting.

12.) Adjourn

Being no more business, Andersen adjourned the meeting at 8:45 PM.

Respectively submitted by Sara Kopriva, Recording Secretary