

Matt Wieber, Chair
Bruce Wildie, secretary
Jason Barnard, Zoning Administrator

Robb Bollenberg, Vice Chair
Tim Flynn, Member
Jim Sheets, member

WEST BENZIE JOINT PLANNING COMMISSION

BENZONIA TOWNSHIP HALL

REGULAR MEETING

September 7, 2023

ACCEPTED

CALL TO ORDER- Call to order at 6:00 p.m. by Vice Chairman Bollenberg

ROLL CALL- In attendance: Flynn,, Bollenberg, Wildie; excused Sheets, Wieber . Absent
Recording secretary Michalak Also in attendance:

Zoning Administrator Barnard

Assistant Administrator Mary Pitcher

PUBLIC PRESENT-

AGENDA- A **Motion** by Bollenberg, **Support** by Flynn to accept the agenda as presented; motion carried, all ayes.

MINUTES-

PUBLIC INPUT

Tom Kucera-Crystal Lake Watershed Association-Asked for copy of the current report from Wade Trim of the drawings issued to date- asks for reports addressing compliance required for shoreline and landscaping- The Watersheds' attorney have sent a letter to all parties requesting documentation showing permits issued for the wetlands area and additional structures; also requests documentation of the private road permit issued; States any additional structures to be built will need a new permit; requests to see documentation of the inspections to the site to date to ensure compliance-

Barry Hahn- asks if this month's correspondence sent will be addressed at this meeting or next week- ZA affirmed to be addressed.

Nancy Reed- inquired to the 8 docks being planned to be installed and if they are permitted.

OLD BUSINESS

1. Sunkissed Hills update- ZA states the WADE TRIM report of the private road access has been received. The side slopes along the road and entrance intersection have been approved by the fire chief with recommendation of guardrails to be installed. The Fire Chief will be sending a letter of his findings to the Sunkissed developers- The Wade Trim review addressed the private road only. Jon Gallager confirms a meeting with the Fire Chief.

NEW BUSINESS

none

CORRESPONDANCE

Lake Township Planning commission is holding a public meeting on Sept 14 2023 at 6:30pm, addressing their current zoning and the watershed overlay

PUBLIC INPUT

Barry Hahn- it's been 7 months since the watershed ordinance has been presented for adoption. Hoping that this commission will approve the overlay

Steve Stephens- also wants the commission to review and approve the Crystal Lake Watershed overlay ordinance-

Lisa Pyne- states she feels the WBJPC has failed to approve the CLTW ordinance; disappointed in the direction the commission has taken and concerned that adjoining properties to Sunkissed Hills are in violation of the ordinances in effect; states the commission is in violation of the Open meetings act when hiring the assistant ZA-

Mike Burgard-wants to know the progress that the hiring of an assistant ZA has accomplished to date- concerned that the WBJPC and The Platte Township Board has not acted to review and update the current zoning ordinances as written- Please ask for public input (possibly a committee)

Matt Wieber, Chair
Bruce Wildie, secretary
Jason Barnard, Zoning Administrator

Robb Bollenberg, Vice Chair
Tim Flynn, Member
Jim Sheets, member

Vice Chair Bollenberg states that the commission's focus will be to review and update the current zoning language going forward. Assistant ZA is working on a list of ordinance language to be reviewed.

Kathy- requests that CLTWA be included when updating the ordinances.

Nancy Reed- wants to know how the Sunkissed Hills development got to this point.

Barry Hahn- concerned that any resident can get away with cutting up their property and wants every resident to be aware of and report violations

Judy Duda- worried about another property that has clear cut the trees and concerned that another development is pending - Assistant ZA asks for further information on the location so this can be investigated-

Tom Kucera- states there is current language addressing tree removal

A MOTION to adjourn by Wildie, SUPPORT by Flynn at 6:50 pm.

Next meeting is November 2, 2023

Respectfully submitted,

Alison Michalak, recording secretary.