

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**  
**April 6, 2023**

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

**ROLL CALL-** In attendance: Flynn, Wildie, Wieber and Bollenberg; excused Sheets Also in attendance:

Zoning Administrator Barnard.  
-Tom Kucera- Crystal Lake Watershed  
- John Gallagher- Sunkissed Hills

**PUBLIC PRESENT-** 13

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

**MINUTES- MOTION** by Flynn, **SUPPORT** by Wildie to accept minutes as presented from the March 15, 2023 meeting; motion carried, all ayes.

**PUBLIC INPUT**

**Chris Kitman** would like the minutes published on the website

**Anne Noah** encourages commission to include timeline for action in minutes

**OLD BUSINESS-** none

**NEW BUSINESS-** Chairman led a discussion on the Planning Commission direction for 2023. The focus this year should address accessory uses, solar arrays and existing special land uses within the RP Districts. Bollenberg talked about the need to create guidelines for solar arrays and the need to review special land uses in the RP districts. Platte Township has received a few inquiries about large campgrounds, and agreed at their April 4 meeting to request review of the special land use language.

**CORRESPONDENCE-** received from Lake and Homestead Township announcing their updated master plans. Recording secretary read both letters of correspondence.

**PRESENTATIONS-** none

**ANNOUNCEMENTS-** Wieber announced that Platte and Benzonia Townships have approved funding to hire a part time assistant to the Zoning Administrator. This action will reinstate a person to help with administrative duties. ZA will have have a solicitation published in the Record Patriot.

## **PUBLIC INPUT**

Will Downs-stated to the members that by allowing the developer to continue with this project, this commission is setting a precedent for other developers. Barry Hahn- suggests enforcement needs to be addressed within the zoning amendments to ensure compliance.

Lisa Pyne- disappointed that Sunkissed Hills is not on the agenda. Wants the board to address amendments to the zoning ordinance, including Blight and Noise.

Heather Hollick- Thanks board for the services provided. States that the public is here to support the Commission and the hard issues before the commission.

Tom Kucera- presented a current photo (4/5/2023) of the storm runoff from this week's storm; Stated to the Commission that the Crystal Lake Watershed will fund the cost of a certified environmental engineer to assist with review of the Developers submitted plans to ensure compliance to the zoning ordinance.

Jon Gallagher- Announced that an engineer has been hired by Sunkissed development and will be assisting to ensure compliance to the land use permit issued and the 8 requirements of the Special Land Use permit. Gallagher informed the Commission that a Benzie County Soil and Erosion citation has been issued to the developer and have 5 days for remediation from the storm damage this week. Developer is removing sediment; EGLE,

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

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

Soil and Erosion department and all contractors will be having a joint meeting next week on site.

Robb Bollenberg stated that reviewing accessory uses and special land uses should be the focus for 2023.

Next meeting is May 4<sup>th</sup>, 2023

A **MOTION** to adjourn by Wildie, SUPPORT by Flynn at 6:28 pm

Respectfully submitted,

Alison Michalak, recording secretary.