

# WEST BENZIE JOINT PLANNING COMMISSION

## BENZONIA TOWNSHIP HALL

### REGULAR MEETING

December 7, 2023

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

**ROLL CALL-** In attendance: Flynn, Bollenberg, Wildie, Wieber; excused Jim Sheets (Deceased).  
Also in attendance:

Zoning Administrator Barnard

Assistant Administrator Mary Pitcher

**PUBLIC PRESENT-** (12) including Anne Noah, Mike Burgard, Lisa Pyne, Mary Ferens, Richard Northway, Tom Kucera,

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

**MINUTES-** All members reviewed the November 2, 2023 minutes A **Motion** by **Wildie Support** by **Flynn** to accept minutes from November 2, 2023 as amended; motion carried, all ayes.

### PUBLIC INPUT

None

### OLD BUSINESS

1. Ordinance amendment update-  
Zoning Administrator announced the following items to be considered for updating the Zoning Ordinance:
  - a. crystal Lake watershed overlay
  - b. temporary building structures and accessory uses
  - c. multi dwelling structures
2. The ZA states that Member Sheet's Trustee position will be appointed at Benzonia Townships' next regular meeting, Dec 7, 2023.
3. ZA gave a brief update on the Sunkissed Hills' conditional approval of the private rd. Today's approval of last month's minutes starts a timeline for the applicant to appeal to the ZBA if they chose to do so.

## NEW BUSINESS

1. Benzonia Township new office/fire facility-

Brad Butcher (Sidock Group) presented to the members the proposed site plan for the new fire department building and Benzonia Township offices. The proposed location is the Township owned property on US 31 north of WESCO. No variances are needed as this plan conforms to all zoning requirements. A suggestion to include an accessible ballot drop off and tax payment drop off on site. Bollenberg inquired as to generator power. A **MOTION** to approve the site plan as presented by Bollenberg, **SUPPORT** by Wildie, Motion carried, all ayes.

## PUBLIC INPUT

**Tom Kucera**- states The Crystal Lake Watershed Association flew a drone over the Sunkissed hills development and passed out a photo of a drone image showing vegetative cover at the Sunkissed Development, prior to development.

**Tassie Boshier**- thanked the commission for the action taken on the Sunkissed Development. Reminded the members that the wetlands need to be included.

**Anne Noah**- volunteering her services to maintain the commission's website.

A **MOTION** to adjourn by Flynn, **SUPPORT** by Wildie at 6:40 pm.  
Next meeting is February 1, 2024

Respectfully submitted,

Alison Michalak, recording secretary.