

Matthew Wieber, Chairman
Bruce Wildie, Secretary
Jason Barnard, Zoning Administrator

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

WEST BENZIE JOINT PLANNING COMMISSION
BENZONIA TOWNSHIP HALL
REGULAR MEETING/PUBLIC HEARING
February 2, 2023

CALL TO ORDER- Call to order at 5:36 p.m. by Chairman Sheets

ROLL CALL- In attendance: Flynn, Wildie, Sheets, Wieber, Bollenberg. Also in attendance: Zoning Administrator Barnard.

-Tom Kucera- Crystal Lake Watershed

- Sara Kirk SRP design- Master Plan

PUBLIC PRESENT- 43 residents

ELECTION OF OFFICERS-

Member Flynn nominates Matt Wieber for Chairman of the West Benzie Joint Planning Commission, MOTION by Bollenberg, support by Wildie to appoint Matt Wieber as chairman, Motion carried, all ayes, voice vote. Member Wieber nominates Robb Bollenberg for Vice-chair. Motion by Wieber, support by Flynn to appoint Bollenberg as Vice-chair; Motion carried, all ayes, voice vote.

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

MINUTES- **MOTION** by Flynn, **SUPPORT** by Wildie to accept minutes as presented from the January 5, 2023 meeting; motion carried, all ayes.

PUBLIC INPUT- None

OPEN PUBLIC HEARING

Sara Kirk presented the final draft of the Master Plan for Benzonia and Platte Townships. A Power point presentation explained the steps taken to create the Plan; comments received from the public input opportunities. A review of each component of the plan was made. This is the final presentation. Chairman Wieber thanked Sara for her efforts and opened public comment. Comment by resident thanking the efforts of all members.

CLOSE PUBLIC HEARING (6:15 pm)

A Motion by Sheets Support by Wildie to recommend adoption of the 2023 Master Plan as written with the attached resolution to Benzonia and Platte Townships; motion carried, roll call vote Sheets-aye, Flynn-aye, Wildie-aye, Bollenberg-aye, Wieber-aye.

OLD BUSINESS

Crystal Lake Watershed overlay district- ZA Barnard states the language is ready for the PC to consider recommendation of adoption to the Twp Board. Language will be published as required.

OPEN PUBLIC HEARING (6:20 pm)

Sunkissed Hills private road site plan review

Public comment

Tom Kucera/Crystal Lake Twp- presented a list of questions to the commission addressing the Sunkissed development. Permits have not been applied for; EGLE has issued a violation notice; Action should be taken to stop all building immediately.

Mark Heniser/Benzonia Twp- how did this happen? ZA explained the land use permits issued on the basis of Linda Lee Ln as the access road. A new site plan was submitted and county permits have been issued.

Ann Noah/ Benzonia Twp- concerned for the watershed and the damage done. Suggests hiring a consultant to help the zoning enforcement.

Lisa Pyne/Platte Twp- sees difficulties on many levels for the Planning Commission.

Jane Klieve/- would like all permits made available to the public.

Barb Skurdall/ Benzonia Twp- the shoreline needs protection as the natural buffers are limited.

Barry Hahn/ Benzonia Twp- The slopes and wetlands have been affected; project must be stopped.

Bruce Gerhart/ Benzonia Twp- feels mistakes were made- Did the ZA approve the removal of more than 25% of the trees on the slope? Washouts to the Betsie Valley trail have occurred.

Val Gerhart/Shields Dr, Benzonia Twp- We need to protect our natural resources and questions how this will be done.

Recording Secretary Michalak read written comments from David Wynne outlining violations to the zoning ordinance.

CLOSE PUBLIC HEARING (7:00pm)

John Gallagher spoke as the representative for Sunkissed Hills and states that all permits are in place. Storm water runoff has been addressed. The stabilization of steep slope soils will happen in spring.

Question by Wildie- who owns the land between the Trail and the shoreline? ZA is still trying to find out. Bollenberg states the online advertising by the developer is stating that the beach is a part of the development and should be removed. Chairman Wieber suggests no action by members until a list of concerns are created to be addressed to the developer, EGLE, and any other parties involved.

A **MOTION** by Sheets support by Wieber to table this public Hearing and reconvene at the March 2, 2023, at 6:00 pm, motion carried, all ayes.

ANNOUNCEMENTS- ZA states that Wild Things Farms has withdrawn their plans for an Event venue at their property.

PUBLIC INPUT-

Resident Noah states the road approval being tabled is warranted, but action should be taken immediately to stop further work. Zoning permits were issued without applying Article 24.

Resident states no permits are posted at the development site.

Motion by Flynn, **support** by Wildie to adjourn at 7:45pm

Next meeting will be on March 2, 2023 at 6pm

Respectfully submitted,

Alison Michalak, Recording Secretary