

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**  
**July 6, 2023**

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

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

Zoning Administrator Barnard.  
John Gallagher- Sunkissed Hills

**PUBLIC PRESENT-** 23

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

**MINUTES-** **MOTION** by Wildie, **SUPPORT** by Flynn to accept minutes as presented from the May 4, 2023 meeting; motion carried, all ayes.

**PUBLIC INPUT**

**none**

**OLD BUSINESS**

Jon Gallagher- Sunkissed Hills Manager- Compliance updates  
Site drawings received; no stamped engineered plans; ZA states talked to staff attorney Figura: ZA withhold occupancy permit until compliance. Soil and Erosion measures are in place and awaiting retaining wall and hydroseed design in order to achieve certified drawings. Full implementation depends on the response of the contractors.

**NEW BUSINESS**

Chairman Wieber announced that the website ([WBJPC.org](http://WBJPC.org)) for the planning commission is up and running. The minutes, agenda, and pertinent information will be posted. A **MOTION** to transfer the fees for the annual website of \$200 to WBJPC by Wieber, **SUPPORT** by Flynn, motion carried, all

eyes. Chairman announced that an e mail address server for members is available. Fast mail is \$50 per year per user.

Chairman Wieber talked about an Open Meetings Act presentation that he attended in Empire. He would like to schedule the same presentation for the planning commission to be held on July 20 at 6pm., to be held at the Benzonia Township Hall or the Mills Community building. A MOTION by Wieber to hold a special meeting on July 20 at 6pm to attend the open meetings presentation, SUPPORT by Flynn, motion carried, all ayes.

### **CORRESPONDANCE—**

1. letter received from Attorney Figura; available to all
2. Blaine Township announced updating their master plan

### **PUBLIC INPUT**

Mary Ferens-CLWA- read a letter addressing the 8 deliverables. Copies to all and wants as a part of the record. Will be available as a part of the written record.

Catherine Boshier-wants information on retaining wall plans.

Lisa Pyne- would like to know the vision of the planning commission as it looks ahead with roles and duties of the Zoning Administrator and the Assistant zoning Administrator- would like microphones used during the meeting- How can the public be assured the zoning ordinances will be enforced.

Barb Skurdall-concerned about erosion control- native plants should be used.

Shannon Kelly- concerned about the runoff into the lake.

Anne Noah- read letter addressing the timeline of hiring the Zoning Administrator by both Townships. Letter available on file.

Barry Hahn- more threats to the watershed are ahead asks commission to be aware.

Cody- Crystal Lake is called Crystal because of the water quality. The water should be preserved-don't destroy the reason people are drawn to Benzie County.

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J Duda- Stated that last November was at the Sunkissed site and talked to a man who was draining the wetland. Concerned that the 8 homesites create adverse effects to the watershed and concerned with the septic and well permits not protecting the watershed.

Special meeting July 20, 2023 and the next regular meeting is August 3, 2023

A **MOTION** to adjourn by Wildie, SUPPORT by Flynn at 6:45 pm

Respectfully submitted,

Alison Michalak, recording secretary.