

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
March 2, 2023

CALL TO ORDER- Call to order at 6:04 p.m. by Member Sheets

ROLL CALL- In attendance: Flynn, Wildie, Sheets. Excused Wieber and Bollenberg Also in attendance: Zoning Administrator Barnard.
-Tom Kucera- Crystal Lake Watershed

PUBLIC PRESENT- 35 residents

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 February 2, 2023 meeting; motion carried, all ayes.

Sunkissed Hills private road site plan review continued from February 2, 2023
Recording Secretary Michalak passed out to all a timeline of all permits issued.

PUBLIC INPUT

Sue Brown Crystal Lake Township- spoke about the watershed being threatened; critical damage has been done; erosion will continue; Crystal Lake Association will work with developer.

Tom Kucera Crystal Lake Township- states has attended the WBJPC meetings since September and the permits issued to developer are disingenuous as the original site plans approved are not what has been developed on the site. Kucera showed all the original site plan. Concern that EGLE and the BLHD has not approved the septic and well as currently proposed. Roads created at the site are not was applied for. Soil and erosion permits issued do not reflect the

current state of the development. The Zoning Ordinances are not being complied as the development is altered from the permits issued. Questioned how the drain field can be put on the 30% slope.

Steve Stevens Benzonia Township- comments that the attitude by developer is doing what he wants and consequences are mute to him; asks why the WBJPC is not doing anything and feels that is aggregates.

Ann Noah-states she has talked to the BLHD. Soil Borings have been taken and no permits for well and septic have been issued.

John Gallagher- Representative from Sunkissed Hills presented the updated site plan with one access road. Addressed the BLHD requirement to expand the septic reserve on the south side. Community septic permit has been applied for and waiting approval.

Jim Zimmerman Benzie County Building Department- stated the BLHD has approved holding tanks. EGLE and Developer are working together. No violations to date.

Tom Kucera- stated 3 roads are active at the site. Questioned if the easement agreement is in place; asked if the 17 questions he presented at last months meeting have been addressed; have the master deed and sewer and maintenance agreements been approved?

ZA Barnard explained this meeting is to decide on the application of the access road along the Railroad Point access site.

Cassie Vouchee Crystal Lake township- asked how the lot applications were reviewed and requests members look at article 24 of the zoning ordinance.

Barry Hahn Benzonia Township- zoning and jurisdictions have been ignored and the sequence of events that have occurred is a result of fractured units of governments within the county. Concerned that the Crystal Lake overlay district is ignored.

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Anne Noah Benzonia Township- asked why it was stated on Feb 2, 2023, that this meeting is a continuation of the public hearing and wasn't properly published.

Crystal Walsh- wants to see the 17 questions.

Member Sheets suggest the members postpone any decision until a full board is present.

A MOTION by Flynn, SUPPORT by Wildie to meet on March 15, 2023 at 6 pm to resume deliberation on the Sunkissed Hills application for the current road that was in place; roll call vote: Sheets-aye, Wildie-aye, and Flynn- aye; Motion carried.

A MOTION to adjourn by Flynn, SUPPORT by Wildie at 7:23 pm.

Next Meeting is Wednesday, March 15, 2023 at 6pm.

ZA Barnard will publish in Record Patriot.

Respectfully submitted,
Alison Michalak, recording secretary.