

**Matt Wieber, Chairman
Administrator
Robert Bollenberg, Vice Chair
Administrator
Bruce Wildie, Secretary
Recording Secretary Tim Flynn, member
David Gardner, member**

**Jason Barnard, Zoning
Mary Pitcher, Assistant Zoning
Alison Michalak,**

**WEST BENZIE JOINT PLANNING COMMISSION
BENZONIA TOWNSHIP HALL
REGULAR MEETING MINUTES
OCTOBER 10, 2024**

CALL TO ORDER- Call to order at 6 pm by Chairman Wieber.

In attendance: Wieber, Bollenberg, Flynn, Wildie, and Gardner; Assistant Zoning Administrator Pitcher

Public Present: -

Anne Noah, Mary Ferens, Annie Browning, Tom Kucera, Lisa Pyne. Barb Skurdall, Steve Stephens, Chris Kitzman, Dave Wynne, Lynn Gregory, and 2 additional residents.

A **MOTION** by Wieber, **Support** by Flynn to approve the agenda as amended, as there is no public hearing tonight on the watershed Overlay. Proper notice did not get published. Motion carried all ayes, voice vote. A **MOTION** by Gardner, **support** by Flynn to accept the minutes from July 11, 2024; motion carried, all ayes.

PUBLIC INPUT

Steve Stephens- questioned Assistant ZA on the alteration of Article 24.

Lisa Pyne would like an update on the status of Sunkissed Hills.

Tom Kucera- questioned the omission of some language in the proposed ordinance, specifically Line 158, 174 and section 24.7. Kucera stated the Crystal Lake Watershed language was written to protect the watershed and to control growth from overdevelopment. Kucera also recommends changes to the site plan review to include the original language.

Mary Ferens stated that section 24.14 has been omitted. This language addresses soil erosion and requests to have the language reinstated as part of the ordinance.

Chris Kitzman thanked all members for getting the ordinance to this point and encourages the members to get the public hearing noticed and hold as early as possible.

Annie Browning stated that the Village of Beulah is also working on an updated Crystal Lake Overlay Ordinance.

NEW BUSINESS

Crystal Lake Watershed Overlay District

Assistant ZA Pitcher reviewed the slope location map and suggests this map be added as part of the ordinance. The members discussed the language to address soil erosion enforcement. Chairman Wieber led a detailed review of

the language addressing the EGLE permitting process and states the Zoning permit would be approved upon receipt of a current EGLE permit, ensuring the applicant applies for all necessary permits. The review from legal counsel was discussed that addresses the criteria for issuing permits.

OLD BUSINESS

Legal services –

Pitcher reports having solicited 6 law firms and 2 firms have responded. One firm has staff to accommodate the ordinance rewrite as well. Consulting rates, planning rates and associate fees need to be considered.

Ordinance Rewrite-

There has been no response in the solicitation for bids to contract for the Zoning rewrite.
-The members discussed the disposition of Sunkissed Hills

CORRESPONDANCE-

Secretary Michalak read 2 letters from Sara Kirk and Jane Purkis supporting adoption of the Crystal Lake watershed overlay ordinance

PUBLIC INPUT

Tom Kucera-complimented ZA Pitchers' efforts and also stated section 24.14 is worded specifically to ensure compliance.

A **MOTION** to adjourn at 7:41 pm by Wieber, **Support** by Gardner-MOTION CARRIED, all ayes.

Next meeting: November 7, 2024 @ 6pm. To be held at the Mills Community house

Respectfully submitted,
Alison Michalak, recording secretary