

PLANNING COMMISSION MEETING – DECEMBER 6, 2022 4:00pm

Larry Shafer called the meeting to order at 4:00 pm.

MEMBERS PRESENT: Lou Lundquist, Phil Bontrager, Jenny Irvine, Larry Shaffer, Christine Lundquist, and by zoom, Nancy Griswold.

Julia Cogger from CUPPAD was also in attendance to review the most recent draft of the Master Plan.

APPROVAL OF AGENDA: Motion by Christine with support by Phil to approve the agenda as presented. Motion carried.

APPROVAL OF MINUTES: Motion by Lou with support by Jenny to approve the 5:00 pm minutes from December 1, 2022. Motion carried. Motion by Phil with support by Lou to approve the minutes of the 7:00 pm meeting from December 1, 2022. Motion carried.

PUBLIC COMMENT: None at this time.

MASTER PLAN UPDATE: Julia reviewed changes to this draft on pages 56 & 57 related to “existing efforts”. Lou suggested moving information on Bay Shore Park to the top of the “Front Porch & Bay” section.

Phil requested that page numbers be added to the table of contents in future drafts. He also suggested that map legends were too small to read and might need to be put on separate pages or in an addendum. It was also noted that some of the color blocks were too close in shading and that made it hard to differentiate between them.

It was suggested that on pages 63 – 65 the blocks denoting goals should be moved to the top of the page and follow it with proposed actions. Julia noted that the color of the blocks correspond to the list on page 62.

Christine suggested that the Township Supervisor and Zoning Administrator, who were in attendance at the meeting, provide input on proposed changes to zoning districts.

Lou would like to see an action item related to motorized trails/trail development possibly by adding wording to the ORV development item on page 63.

Lou requested clarification on the “Inland Buffer” zone. Calvin, Zoning Administrator, indicated it originated many years ago with the National Park Service (NPS). Calvin indicated the NPS may need to be contacted about negotiating changes to the buffer zone. Julia suggested we need a starting point for those discussions and should not go in without suggested changes prepared. Calvin suggested leaving room for changes to the buffer zone on page 52 with the possibility of having to revert to what is currently in place if the NPS will not allow adjustments.

Jenny suggested the 2nd paragraph on page 18 should be removed. The Commission agreed. She also suggested removing the circle on page 45 that references the \$44 surcharge. Jenny asked if we should

define what is meant by “affordable housing” on page 36. Julia noted page 64 action items under “housing goals” and Jenny suggested a cross reference to that information.

Larry asked the Supervisor and Zoning Administrator for their observations. Calvin indicated he thought the R-1 and R-2 districts are too ambiguous. Christine indicated she understood them to primarily differentiate between areas that did or did not have access to the Township’s water system. Jenny noted that more of a breakdown might be good on the R-2 zone because of its size. Calvin indicated breaking it down into more than one zone might be helpful. Larry indicated overlay zones might be an option. Larry noted for audience members that the Master Plan provides a guideline for making changes to the Township’s zoning ordinance. Julia suggested adding a possible action item on page 65 related to possibly adding/adjusting some zones and possible overlays.

Calvin indicated he would like to see zoning reflect specifics for regulating where commerce occurs. Jenny agreed that this would be helpful.

Phil suggested that on page 40 the sections be rearranged to put “energy & infrastructure” after the sections for “public works” and “water & sewer”.

Julia indicated she would have the changes requested today made. She indicated that a 63 day comment period is required once the Commission approves a draft. Larry suggests we should review one more draft before it is put out for public comment.

Another meeting to review a draft was suggested for December 19, 2022 at 4:00 pm.

PUBLIC COMMENT: A member of the audience asked who ultimately adopts the Master Plan and if it is put to a public vote. Larry indicated that public input is requested on the draft, but ultimately it is adopted by the Planning Commission. Audience members indicated it is important to restrict camping on Bay properties and asked question about size restrictions on buildings.

ADJOURNMENT: The meeting was adjourned on a motion by Christine with support by Jenny. Motion carried.