

PLANNING COMMISSION MEETING MINUTES - AUGUST 17, 2023

The meeting was called to order at 6:01 by Phil Bontrager.

MEMBERS PRESENT: Phil Bontrager, Walt Mixon, Christine Lundquist, Jenny Irvine, & Lou Lundquist

AGENDA: The agenda was approved on a motion by Christine with support by Jenny.

MINUTES: Minutes of the 1:00pm meeting from July 27 were approved on a motion by Lou with support by Jenny.

Minutes of the 6:00pm meeting from July 27 were approved on a motion by Jenny with support by Walt.

Consultant, Pat Coleman, joined the meeting via zoom.

PUBLIC COMMENT: There was no public comment at this time.

ZONING ORDINANCE REVIEW: Pat Coleman indicated we would be concentrating efforts on Article 4 of the draft, which was updated a bit from the last meeting. Discussion of building height in various areas in the Township was discussed. Lou indicated that the Township already has regulations in place that should be sufficient. Christine noted that the Master Plan specifically discusses concerns about height in various areas and we need to be sure that the Township's regulations are included in the zoning ordinance.

Pat began review of specific sections in Articles 4.

Section 4.3.3 - It was noted that the abbreviation should be changed from "SR" to "RR". Discussion ensued about taking out language regarding condominiums and instead referencing multi-family dwellings.

Section 4.3.7 - It was noted that the abbreviation should be changed from "NR" to "FR".

Section 4.3.8 - The "small unincorporated town areas" language needs to be removed as it is not an appropriate legal description in the Township.

Section 4.3.9 - It was agreed that the language related to "three stories". Should be replaced with specific height measurements.

Section 4.3.10 - Christine asked about the term "peculiarly" in the description. Pat noted that it was the language in the Master Plan approved by the Township, and if it was changed by that Board, they would be the ones to explain it.

Section 4.3.11 - Walt asked about the possibility of combining 4.3.10 and 4.3.11. Christine indicated she would like to get input from the Zoning Administrator before making that type of change.

Sections 4.3.12 thru 4.3.15 - Pat indicated he has had initial discussions with National Park personnel about the "buffer zone", and he provided some documentation from the time the park was formed. He indicated that the Park Supervisor was not familiar with the buffer zone issue and would be obtaining input from his supervisors before any decisions could be made.

Section 4.4 - Table 4.1 - Pat began review of the draft table.

Lou indicated he would like to get input from the Zoning Administrator related to Community Residential Care Facilities.

It was agreed that under the “Light/Medium” section of Industrial Service Establishments “auto towing and vehicle storage should be added with an “RC” permission.

Under Lodging and Accommodations, Pat discussed the need for the Commission to make some decisions about short term rentals. He addressed the information he provided on legal opinion and the proposed language from Eagle Harbor. It was suggested that the Commission should consider a separate meeting to discuss this issue in detail. It was noted that several district abbreviations need to be updated. Christine indicated she would like to see “RC” for all districts under lodging and accommodations .

Under Outdoor Commercial Recreation and Entertainment Establishments, Lou suggested adding snowmobile racing.

Under Religious Institutions, it was noted that the “DD” district needs to be added as there are already churches in it.

Under Single Family Dwellings, it was noted that ST rentals need to be addressed here, too.

Under Two-family dwellings, it was noted that we may want to ease restrictions due to current housing issues.

Under General Retail Establishments, it was suggested that we may want permission to be “RC” in the Bay or DD districts. Pat indicated that he will provide us examples of “form-based code” for our next meeting and how it might affect this discussion.

Under Utility & Public Service Installations, it was agreed that communication towers should be prohibited in the Bay, DD, and NR districts.

Under Vehicle Sales and Service Establishments, it was noted that this is different from the auto services shown under Industrial Services because those do not include dispensing of fuel. It was noted further discussion of restrictions related to dispensing of fuel may be needed.

Pat reviewed the draft TABLE 4-2 “Common Accessory Uses, Buildings & Structures permitted”. Jenny suggested that we may want to add electric car charging stations and electric rentals (e.g. bikes and scooters). Lou noted that the Township has charging stations in Woodland Park.

OTHER: It was agreed that the MTA bylaws will be addressed at a future meeting. Pat asked that we be prepared to discuss more specifics on ST rentals at our next meeting with him. That is tentatively scheduled for September 21st. Members agreed we should try to schedule a special meeting before then to discuss ST rentals as well as the Commission bylaws.

PUBLIC COMMENT: It was suggested that gun range issues need to be addressed in relation to zoning districts.

ADJOURNMENT: The meeting was adjourned at 9:08 on a motion by Christine with support by Jenny.