



## Meeting Minutes Draft

Planning Commission Regular Meeting

Saturday, June 17, 2023, 9:00 a.m.

Present - 6

- I. Meeting Call to Order -- Called to order at 9:00 am Southwell
- II. Pledge of Allegiance -- Southwell
- III. Roll Call of Members Present – Fletemier
  1. Present – Southwell, Allen, Shaw, Fletemier, Bond, Nothstine
  2. Also Present - Shearer
- IV. Adoption of Agenda – Southwell
  1. Motion to adopt agenda was made by Shaw supported by Allen
    - Motion was carried.
- V. Adoption of the Minutes of last meeting – Southwell
  1. Review of meeting dated May 23, 2023
    - Motion to adopt minutes as submitted by Shaw, supported by Bond
      - Motion was carried.
- VI. Declaration of conflict of Interest
  1. None
- VII. Report of Township Board Representative to Planning Commission – Shaw
  1. Township Board meeting for July is the second Wednesday
- VIII. Report of Planning Representative to the Zoning Board of Appeals – Buttermore
  1. None
- IX. New Business
- X. Local Watercraft Controls – update on DNR regulations; petition process
  1. Motion by Fletemier to remove from Consideration any lake that are not high speed, leaving Starvation, Big Blue, and Big Twin for consideration.
    - Second by Shaw
    - Motion Carried unanimously.
  2. – Fletemier motion to limit the discussion on this topic to 10 minutes 9:13 am
    - Seconded by Shaw
    - Motion Carried unanimously.
  3. Public Comment
    - Doug Perry – is it possible to survey the residents to ask if they would like a change?
    - Dave Gruly – Big Twin – why is this being considered?
  4. Motion to close the discussion on the Wake Restrictions by Shaw

- Second by Fletemier
- Motion Carried unanimously .

**XI. Public Hearing – Open hearing Open Public Hearing 9:27 am**

NOTE: Public comment is limited to 3 minutes per individual per item below.

1. Review of Ordinance processes – Fletemier

- Fletemier provided the public with a brief summary of the process by which Zoning changes come to the Planning Commission, the role of the Planning Commission, and the Township Board.

2. Noise Ordinance – New

- Public comment – 3 minutes per individual
- Lori Luna Blue Lake
  - Barking Dogs – who to contact, will they check licenses and shots.
  - Response - Animal control, county level is responsible for licenses.
- Dan Dahgrin – Is there a noise ordinance at the county level –
  - Response – No.
- Cindy Anderson
  - Barking Dog is 30 minutes Cold Springs
  - Cold Springs Provision – for Weddings / gatherings.
  - Provision for private citizens to notify the township of planned activities.
  - Is there a time provision; Not currently
    - Is there a fire works ordinance? Yes passed last year.
- Jackie Newberry
  - Time ; standard is 11 pm for quiet time.
  - Need a time for quiet time 24/7 is not acceptable.
- Tracy Nichol – Big Twin
  - NOTE; Here in the capacity of a member of the public not in her capacity as the Clerk. Fletemier noted to the public that as there was a majority of the Township Board present this was important.
  - Section 4 paragraph B –
    - Yelling Shouting hooting singing a concern being to vague.
    - Normal Sensitivities well being of any animal is this enforceable.
    - Will the Sheriff respond to a noise complaint given the separation.

- Jerry Schultz –
    - Shooting on the property; is this covered?
    - need for a quiet time.
  - Mike Dole –
    - Section 4 A – Playing
    - 4C – Where is the line with normal activities compared to objectionable.
  - Jackie Newberry
    - Time frame for revving engines
    - Music loud and continuous,
  - Ed George –
    - Mancelona Township – Read Mancelona Township
    - Kalkaska Village – Section 91.02 paragraph 2
3. Section 3.08 - Non-Conformities -- Wording Changes
- Public comment – 3 minutes per individual
  - No Comments
4. Section 3.20 Short Term Rental License-- Changes
- Public comment – 3 minutes per individual
  - Todd Bulinberg
    - STR are a way to pay for a building you have.
    - Allowing STR's is a good thing
    - Sitting empty is bad
    - Agree with the majority of the language
    - Limiting the number to 35 – consider raising the number.
    - Local residents priority –
    - Non-PRE pays more in taxes
    - Question the legality-
      - Planning Commission explained this was developed with the Township Attorney
  - John Snook – Indian Lake
    - Like current language and would like to keep it.
  - Dan Bilgram – Starvation Lake
    - Why are we even considering the language.
    - 2 complaints in 5 years.
      - Fletemier explained that there were a number of complaints to the Board and the Planning Commission that drove the development of the Ordinance.

- Jeff Durrett
  - Concerns:
    - Limiting it to 35
    - Ownership limitation of 1 per resident.
    - As long as he is not under PRE should be allowed to rent.
- Matt Church Big Twin
  - Limit of 35 not representative of the number of lakes
  - Could be anywhere in the township
  - Concerned with restricting it to the number of people in the bedrooms
  - Many people are not signed up can that be enforced.
  - IT cannot be heresay.
  - Requesting a petition.
- Rhonda Simmons Blue Lake
  - Agree need for a petition
  - 35 limit does not make sense.
- Cindy Bezelli
  - Application Fees and the application itself what will that be.
  - 35 total in the township – Agrees with the limit
  - Requesting separation – not 2 in a row. Incidence on Starvation
  - Well septic and water be evaluated at application and size support with the application.
- Jerry Schultz
  - 35 limit large number of vacation homes does not agree with the number
- Jackie Newberry
  - 35 Object to the number of 35.
  - Bars / stores
- Laura Church –
  - Questioned the wait list and 35
  - Has a house in Blue Lake Township that she rents
- Mike Doel
  - Issue with the 35
  - Takes away opportunity for the township in terms of income.
  - Wants the ability to rent short term.
  - One rental per resident
  - Why limit a person to one?

- Vern Reedsma
  - The 35 was developed with waterfront but not all rentals will be townships.
- Jeff Durrett
  - Dry Well does not matter
- Todd Bulinberg
  - 35 how it was pulled from the lake properties versus all.
  - STR provide jobs in the township – repairs management.
  - Good for the community
- Brenda Shapman – Stavavation lake
  - Out of the 22 cottages on the Lake 3 are rented
  - Consider that a percentage be applied per area.
  - 15% per lake is the request.
  - Of the 3 that are rented, 2 were purchased and used for STR
- Tracy Nichol
  - How many rentals in Blue Lake Township – 23
  - Section 8 A -3
    - Township Delinquencies; Well beyond what the township should be provided, information is personal not public
  - How do we decide who gets on the waiting list?
    - Everyone who owns should have the right
- Doug Butterworth
  - Issue with the 35
  - Residential use versus a commercial use as long as the use fits the zoning.
  - Wants the ability to rent if possible.
  - Issue with the permit process.
- Judy Dalgrin
  - I would like to dispute the statement about public access STR's
  - STR's have not been an issue with the previously mentioned issues.
  - Does not see that there is a nuisance issue at all.
- Dan Dalgrin
  - Local Agent – How can you put a restriction on for miles.
- Matt Church
  - Master Plan – Paragraph regarding the Master Plan to increase tourism.
  - Questioning if it applies to the Township Master Plan.

- Nancy Shearer
    - Time to resolve – 60 minutes to resolve the issue.
    - Reason for the local agent.
  - Tracy Nichol
    - If the issue is not resolved in 60 minutes the licensee can have the license revoked.
  - Dana Reedsmith
    - Are you aware that the Constitution is the Law of the Land and that these ordinances are not enforceable on American's.
    -
5. Section 3.21 Shipping Containers – New
- Public comment – 3 minutes per individual
  - Bill Oseterhouse
    - Semitrailers on his property
  - Dan Dalgrin –
    - Grandfathering
    - Can box car containers be a contaminant
  - Jerry Schultz
    - Lot's of exensive toys to place
    - Units are very difficult to get into.
    - Does not agree with the limit on 5 acres.
    - No neighbors and likes it that way.
  - Cindy Bezelli
    - Very secure way to store
    - If the Shipping Containers were married and used for a
  - Patty Reedsma
    - Does it apply to Temproary shipping PODS
    - Not an accessory use
6. Section 4.14 Schedule of regulations – Updated Accessory Building Size and Height
- Public comment – 3 minutes per individual
  - Brad Bishop
    - 50% thing – why?
      - Previously developed and not under consideration.
7. Section 7.01 Kennels – Changes
- Public comment – 3 minutes per individual
  - Tracy Nichol
    - Do we have commercial and industrial districts?
    - Questions the restrictions – Clarified around Commerical Industrial Districts
8. Public Hearing Closed at 10:57

## **XII. New Business**

1. Local Watercraft Controls – update on DNR regulations; petition process.

- 

### **XIII. Public Comment**

### **XIV. Planning Commission Member Comments and Input**

1. Nothstine Depart
2. Noise Ordinance
  - Motion by Shaw to approve as modified
  - Second by Bond
  - Motion carried Unanimously.
3. Section 3.08
  - Non Conformities
    - Motion to approve as written by Allen, Second by Shaw
    - Motion carried Unanimously.
4. Schedule of Regulations
  - Motion to approve as written by Fletemier, Second Allen
  - Motion Carried unanimously.
5. Kennels
  - Motion to approve as written Shaw, Second Bond
  - Motion Carried unanimously.
6. **Section 3.21 Shipping Containers**
  - **Motion by Shaw to move as written, Second Allen**
7. **Section 3.20 Short Term Rentals**
  - **Public Comment**
    - Dale Wolters – Does limiting the number of total STR"s give larger corporations an opportunity to monopolize the market.
    - Karen Brozovich – Other township's are addressing the issue and Blue Lake Township should not be the only Township with no restriction to attract explicit attention.
    - Sandy Shearer – Limiting the number of STR"s per owner / entity helps to control.
  - Motion to approve as modified Fletemier, Second Allen
    - Motion Carried unanimously.

### **XV. Confirm Date of Next Planning Commission Meeting.**

- July 25th, 2023, 7:00-9:00 p.m.

**XVI. Adjournment**

- Motion to adjourn at 1:15 by Fletemier, Supported Allen
- Motion was carried.

Respectfully Submitted by:

Attested to:

---

Todd Fletemier, Secretary

---

Dave Southwell, Chairperson

***These minutes are not official until approved by the Blue Lake Township Planning Commission at the next scheduled meeting.***