



Meeting Minutes

Planning Commission Regular Meeting

Tuesday March 25, 2025 7:00 p.m.

Present - 7

- I. Meeting Called to Order at 7:00 PM
- II. Pledge of Allegiance -- Southwell
- III. Roll Call of Members Present
 1. Present - Allen, Buttermore, K. Brozovich, T. Brozovich, Nothstine, Owens, Southwell
 2. Also Present - Fletemier,
- IV. Adoption of Agenda – Southwell
 - Motion to Adopt agenda by Buttermore, supported by Allen
 - Motion carried
- V. Adoption of the Minutes of last meeting
 1. Motion to Approve as written by Allen, supported by Buttermore
 - Motion carried
- VI. Declaration of conflict of Interest
 1. None
- VII. Public Comment
 1. Fletemier – Zoning Administrator has resigned. Township board will be looking for a replacement for the ZA.
- VIII. Report of Township Board Representative to Planning Commission – T. Brozovich
 1. Nothing new to report
- IX. Report of Planning Representative to the Zoning Board of Appeals – Buttermore
 1. Meeting is 3/26/25. Owners of a parcel zoned as lake front that is not actually lake front is asking to be exempt from lake front rules or changed to be zoned as not lake front in order to accommodate an addition to their home.
- X. Planning Commission Member Comments
 1. Reviewed Email sent on February 6, 2025 from Cindy Anderson in reference to the KSAS project request to purchase the township property currently being leased and proceed with their building process.

XI. Old Business

1. Accessory structure – Reviewed Nothstine’s handout
 - Suggested adding an additional line in the zoning ordinance Section 2.02 - Definitions for Accessory Unit
 - Motion to add the new line made by Owens,
 - Second by Allen.
 - Motion carried.
2. CREO – Wind and solar ordinances were submitted by the attorney
 - Wind and solar ordinances were reviewed
 - Comparison to see the difference between the state regulations and the ordinances received from the lawyer was requested.
 - T. Brozovich will research differences and bring them back to the PC for discussion.
3. KCSAS plans for building
 - Add Clubs to Agricultural, Commercial and Industrial under special use permit
 - Proposed Supplemental Site Plan for Clubs under ARTICLE VII: SUPPLEMENTAL SITE DEVELOPMENT STANDARDS – to be inserted after Cemeteries and before Gasoline/Service Station (in keeping with alphabetical order of supplemental site plans).
 - T. Brozovich will submit the new supplemental site plan verbiage to lawyer for input and suggestions
4. Bill 480 review current BLT land division requirements and Master Plan and determine if our minimum lot sizes should be revised to larger minimums
 - Fletemier will talk to attorney to determine if the current PUD definition takes precedence over Bill 480
5. Zoom usage – we will do a trial run with Zoom for the next meeting and see how it works.

XII. New Business

1. List of approved contractors – Cindy Anderson suggestion – declined.
2. Determine August public hearing agenda – work in progress

XIII. Planning Commission Member Comments and Input

1. None

XIV. Public Comment

1. Fletemier– township budget cycle is in progress. He will send the spreadsheet and work with Southwell on Planning Commission budget

XV. Next meeting: May 20, 2025 7:00 p.m.

XVI. Adjournment Motion to adjourn by Allen supported by Owens

1. Adjourned at 9:38 p.m.

Respectfully Submitted by:

Attested to:

Karan Brozovich, Secretary

Dave Southwell, Chairperson

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