

43 J. Barrow, 6825 South 3rd Street – He is disappointed that the Township did not start with
44 the lake associations instead of writing the ordinance first. These ordinances may not
45 affect how we live today, but he is concerned about the future and property resale.
46 Requiring all the docks in the middle of a lot is impossible. All the ordinances need to be
47 fixing something. If there is no problem, why try to fix it?
48

49 Tim Hitson, 1054 North Eagle Lake – Different lot coverages, setbacks, overhangs need
50 to be considered for lake lots. Recommends the Township work through the lake
51 associations.
52

53 Chair Corfman asked if there were any residents on zoom interested in speaking.
54

55 Jason Belen, 7189 Eagle Terrace – Stated neighbors are concerned about the easement
56 around Eagle Terrace.
57

58 Steve Ott, 854 East Eagle Lake – Concerned about the timing of the ordinance while
59 people are still dealing with flooding issues. Property owners are fighting to stay above
60 water, and the flooding problems are not over until long term solutions are put place.
61

62 Hearing no further requests for public comment, Chair Corfman moved on to the next
63 agenda item.
64

65 SET AGENDA

66

67 Chair Corfman reviewed the agenda and asked if there were any additions or corrections.
68 He noted a request to switch New Business items A & B due to a time sensitivity.
69

70 **Motioned by Secretary Loeks, seconded by Mrs. Buckham, to accept the agenda**
71 **as written except for flipping New Business items A & B. The motion carried**
72 **unanimously.**
73

74 MINUTES – May 24, 2022

75

76 Chair Corfman asked if there were any changes or corrections to the minutes.
77

78 **Motioned by Vice Chair Davis, seconded by Mr. Matson, to approve the May 24,**
79 **2022, minutes as written. The motion carried unanimously.**
80

81 Chair Corfman moved on to the next agenda item.
82

83 NEW BUSINESS

84

85 A. Township Hall Draft Site Plan

86

87 Planner Johnston stated this was a preliminary draft of the proposed Township Hall and
88 asked Deputy Superintendent Brooke Hovenkamp to discuss the project. Deputy

89 Hovenkamp informed the Planning Commission that they were at the meeting to present
90 a draft site plan and get preliminary feedback on the draft Township Hall site plan. Staff
91 began working on a revised design almost a year ago. The property was purchased in
92 January 2022 and is located just west of Louie's restaurant. The parcel is 4.5 acres and
93 roughly 60 percent will be utilized for the proposed Township Hall. Deputy Superintendent
94 Hovenkamp introduced the Progressive AE team that were there by Zoom to present the
95 site plan.

96
97 Mr. Branson of Progressive AE indicated they were in the design development phase,
98 moving forward to construction documents. They wanted to share the site plan with the
99 Planning Commission to get feedback. The team is looking to be on July 12th Planning
100 Commission Workshop Meeting for site plan approval.

101
102 Planner Johnston shared the proposed site plan on the screen while the Progressive team
103 briefly reviewed the plan.

104
105 Chair Corfman confirmed that this is not site plan review, only a draft for consideration
106 and asked if Planning Commission members had any specific questions?

107
108 Secretary Loeks asked if the entrance was a roadway or driveway.

109
110 Treasurer Roberts stated that the intent is to build to Road Commission standards so it
111 can eventually become a part of the "ring" road. This will allow adjacent properties to
112 eventually connect. In addition, the remaining portion of the parcel to the south will need
113 road frontage.

114
115 Secretary Loeks asked about the status of the draft Corners Business District. Planner
116 Johnston stated it is on the Township Board's committee of the whole agenda for a
117 second review discussion. The proposed ordinance has not made it to first reading.

118
119 Secretary Loeks asked the setback requirement from Q Avenue in the draft Corners
120 Business District Ordinance. Based on the site plan, the proposed Township Hall looks
121 to be set back too far.

122
123 Deputy Superintendent Hovenkamp stated the site plan is moving forward before the
124 Corners Business District will be approved.

125
126 Secretary Loeks questioned the arrangement with the property owner to the west. It
127 appears the proposed road will be half on their property. Will this be a dedicated public
128 road?

129
130 Superintendent VanderWiere stated there was not an agreement in writing yet with that
131 property owner, but there have been conversations about the proposed road, and the
132 neighbor was in favor.

133
134 Chair Corfman stated concerns with the radius of the road and the parking lot.

135
136 Secretary Loeks stated the right-of-way needs to be documented, an easement for the
137 utility extensions, and the water needs to tie into the south. He would also prefer that the
138 proposed Township Hall meet the newer criteria of the Corners Business District.
139

140 Vice Chair Davis believes the trees shown on the westside of the proposed road would
141 be on the neighbor's property. Treasurer Roberts said they had asked to have the trees
142 removed.
143

144 Chair Corfman asked if there was any further Commissioner discussion. Hearing none,
145 moved on to the next agenda item.
146

147 **B. Riparian District Draft Ordinance Discussion**

148

149 Planner Johnston informed the residents in the audience that this is the first time the
150 Planning Commission is seeing the draft ordinances and there will be months of review
151 before the ordinance is ready for approval. The Township plans to do some public
152 outreach on the ordinance, particularly with the lake associations. But, to help facilitate
153 discussion with these organizations, a draft ordinance is needed.
154

155 Treasurer Roberts stated the development of this ordinance started maybe six or seven
156 years ago. There was vigorous discussion with the lake associations and property owners
157 over a number of years. Then the flooding happened, and the draft ordinance was put on
158 the back burner. Now that we are coming out of flooding, the Township Board asked the
159 Planning Commission to start again.
160

161 Chair Corfman indicated the Township is not looking for a solution in search of a problem.
162 We have seen a lot of challenges due to the uniqueness of lake development.
163

164 Treasurer Roberts informed the residents that the current zoning around the lakes is R-
165 2, Single-Family, which requires 110 feet of road frontage and 20 percent lot coverage,
166 which does not work for lake lots. Developing a specific riparian ordinance will be a better
167 fit for the lakes.
168

169 Chair Corfman stated that by creating a riparian ordinance, the Township is trying to
170 decrease the need to come before the Zoning Board of Appeals for a variance. The R-2
171 District often has regulations that just don't work with some lake lots. We need something
172 more workable, and this is the start of good dialogue.
173

174 Secretary Loeks said this is going to be a new district. If property touches a lake, the R-2
175 District goes away and the riparian ordinance prevails. Having a specific riparian
176 ordinance will allow several issues with the R-2 District to be resolved.
177

178 Secretary Loeks went on to say that currently the requirements for lake front properties
179 are found in different sections throughout the Zoning Ordinance. Creating the new district
180 allows all riparian requirements to be in one location.

181 The Planning Commission continued having dialogue with the residents in attendance
182 related to environmental protections, seawalls and state requirements, nonconforming
183 lots, and lot coverages.

184
185 Treasurer Roberts stated that she felt the flooding helped to clarify and educate on some
186 of the issues the ordinance should deal with, like impervious surfaces and natural
187 features.

188
189 Bart Davis stated that Treasurer Roberts may be the only Commissioner who lives on a
190 lake, but the issues surrounding lake properties is not new to any of the members. The
191 Commission's intent is to work with lake property owners to develop an ordinance that
192 works for the majority. This may not be the first- or last-time property owners will get mad
193 about ordinance language. But hopefully the Commission will be able to work with a group
194 of lake representatives to get this done.

195
196 Secretary Loeks asked for all the previous work done on a riparian ordinance be
197 consolidated and provided to the Planning Commission, as well as all of the existing
198 ordinance related to the lakes found in the current Zoning Ordinance.

199
200 Treasurer Roberts noted that any time issues related to lakes are on the agenda, she
201 contacts the Eagle and Crooked Lake association representatives.

202
203 A question was asked of Superintendent VanderWiere about the timetable of the
204 permanent flooding solution. She indicated there should not be any reason for it not to
205 get approved. Final designs are being worked on and the Township will work through the
206 process with the state for permitting, hopefully this fall. Construction would happen in
207 2023.

208
209 Chair Corfman asked if there was any further Planning Commission discussion. Hearing
210 none, moved on the Old Business.

211

212 **OLD BUSINESS**

213

214 **A. Planned Unit Development (PUD) Draft Ordinance**

215
216 Planner Johnston indicated the Township Board expressed concerns with the density
217 bonus percentage increase drafted for the PUD ordinance, particularly the single-family
218 zoning districts. It was suggested that perhaps a tiered methodology to allowable density
219 bonuses may be a better approach. They sent the ordinance back to the Planning
220 Commission to reconsider this section of the draft ordinance. Planner Johnston then
221 provided a brief overview of the revisions prepared to address the Board's concerns.

222
223 Secretary Loeks wondered if a minimum lot size and frontage may help with the Board's
224 concerns. Planner Johnston stated the current PUD ordinance allows a 50 percent
225 reduction in lot sizes and a minimum 66-foot road frontage requirement. She also
226 reminded the Commission that the density bonuses would be based on amenities within

227 the developed and must be approved by both the Planning Commission and Township
228 Board.

229
230 The Planning Commission then reviewed the tiered approach to density bonuses
231 provided by Planner Johnston.

232
233 Secretary Loeks felt the R-3 District should also allow 25 percent density bonus, and the
234 RC District, because of its uniqueness, should not allow a bonus at all. This would change
235 the table to 20 percent for the A, R-1, R-1A, and R-2 Districts, and 25 percent for the R-
236 3, R-4, and R-5 Districts, and no allowance in RC.

237
238 The Planning Commission agreed and Chair Corfman requested a motion.

239
240 **Motioned by Secretary Loeks, seconded by Mr. Matson, to incorporate the**
241 **revisions provided by Interim Planner Johnston and the changes proposed at the**
242 **meeting to the PUD Ordinance and forward the draft ordinance to the Township**
243 **Board with a recommendation of approval. The motion passed unanimously.**

244
245 Chair Corfman asked if there were any Commissioner comments.

246
247 **COMMISSIONER COMMENTS**

248
249 Treasurer Roberts informed the Commission that there will be a concert in the park on
250 July 9th.

251
252 Chair Corfman stated that there was again nothing for the Zoning Board of Appeals.

253
254 Ryan Eavey said he appreciated the discussion on the riparian ordinance and the history
255 provided on past work. He believes it will be important to have a clear understanding of
256 who is providing ordinance feedback. Is it a small number of lake property owners or
257 recommendations from the whole association?

258
259 Vice Chair Davis stated he is willing to attend lake association meetings.

260
261 Hearing no further Commissioner comments, Chair Corfman moved on to citizen
262 comments.

263
264 **CITIZEN COMMENTS**

265
266 Chair Corfman asked if there were any citizens interested in speaking. There were no
267 citizens in the Board room or on Zoom, so he asked for a motion to adjourn.

268
269 **ADJOURN**

270
271 **Motioned by Mrs. Buckham seconded by Vice Chair Davis, to adjourn the meeting.**
272 **The motion carried unanimously.**

273
274 The meeting adjourned at 6:50 p.m.

275
276 Submitted:

Approved:

BRAND