

Planning Commission Public Hearing
Minutes for 6/12/23

Call to order by Chair Bronkema at 10:08 am.

Pledge of Allegiance

Those present: Polly Peyerk, Adam Bronkema, Lani White, & Tom Wybranowski (Z.O.)

Absent: Keri Viers, Rob Cochran

Audience: Melissa & Doug Freye

Zoom: Jacqueline Johnson

Opening statement by chair Bronkema: The Master Plan is strictly for reference. It is not written in stone.

J. Johnson: disappointed with the lack of attendance. I appreciate all the work that's gone into this. The one recurring theme seems to be zoning. Page 56, 1st paragraph+ recommendation that BB review and revise Zoning Ordinance. Who will do this? What additional resources will be needed/used?

Damien Nelson will again be Zoning Administrator. Any new zoning question comes to the Planning Commission first. Then as other entities come into play with whatever issue we're dealing with, like Parks and Recreation, for instance, then we look at other ordinances we need. Currently we are working on short-term rental ordinance. The Twp. Attorney come into play. We want to ensure the health and safety of the community..

Tom Wybranowski has been very helpful with all info.

Melissa F.: What are you doing on enforcement?

Adam B.: With the Master Plan, the zoning is imperative. In our budget this year, we allocated monies for legal. That will cover enforcement and legal litigation.

Melissa F.: When updating the Blight Ordinance, who is responsible for civil infraction? People come here and think this is the wild west, & think they can do whatever. I hope that the work that's been done continues.

Adam B.: Sheriff is responsible for civil infractions.

Polly P.: We are trying hard to get this to come together. All sorts of people are coming in with big equipment and doing whatever! Those who follow the rules are getting kicked in the teeth!

Tom W.: Part of the problem is we don't know what people are going to do with the property they buy. Plopping whatever, wherever. Our ordinances are complaint-driven. Complaints come to Zoning, then Damien informs property owners that they are not in compliance. We will run into grandfather issues.

J. Johnson: These comments are helpful. There are 2 entities that make a difference. The budget needs to follow the goals in the Master Plan. Word travels fast! Enforcing a couple of things would go a long way. Builders should/could be a major help. Money has to follow the vision.

Discussion of trailers: Tom W. would like to see a group meet with the attorney. The Master Plan is a concrete floor for everything to move forward from now on. People on the Commission have a true love of this Island and nit personal agendas.

Melissa F.: One of the first and foremost things on the Township's mind should be health and safety.

Adam & Tom attended a meeting in St. Ignace over the winter and LMAS is actively putting a "Well-First" program in place. We don't, as yet, have anything in place to take care of disposal, either gray water or the other.

We have to have a full-scope view (from start to finish) when looking at any ordinance, so that when we put pen to paper for an ordinance, we have a public hearing, people can look at it, review it, and with like the Master Plan, they can see the vision we have, and that's the time to disagree or agree. It's going to take the community to make it work. We need feedback.

Melissa F.: We need a "helpful" list of "here's what you need to know..." Make it positive, not punitive.

Tom W.: The Zoning Administrator has to be careful; can't just go on someone's property. Enforcement is not that expensive. First, it's a civil infraction. We can't be afraid to put our foot down.

J. Johnson: the 3rd partner in all of the is the realtors. They need to be involved with the Bd. and the builders. What message are they giving to buyers? This is important and should not be left on the shelf.

Welcome packet for prospective buyers! Melissa F. offered to help write this.

We need a larger sign at the dock regarding being a zoned community!

Adjournment: 11:08am.

Respectfully submitted,

A handwritten signature in black ink that reads "Lani White". The signature is written in a cursive, flowing style.

Lani White, Secretary