

Planning Commission Meeting
Blue Lake Township Hall
1491 Owasippe Road
Twin Lake, Mi 49457
December 12, 2012

The Meeting started at 7:05 PM.

Present were: Jim Cordray, Barb Grob, Lyle Monette, Norm Swier, & Barb Veldman

Absent: None

Guests: Supervisor Arbogast

Perfection of Agenda

Minutes of November 19, 2012 approved as read.

Zoning Administrator: Noted the planned and published hearing for December 19, 2012. Our zoning does not allow out buildings without a home on the property so a special use is being applied for. Most townships do not allow out buildings unless a residence is on the property.

Planning Member Reports:

Lyle: None.

Jim: None

Barb G: None.

Barb V: None

Norm: Talked with a representative from Links Network Group about the possibilities of fiber optic internet on the west side of the township. It is a good possibility that a connection might happen. We should have a map of where all fiber optic lines are in the township.

Continuing Business:

The codification process for our ordinances is still a work in progress. Norm has talked with other township about their satisfaction with different companies. The American Legal was the cheapest but not considered a good choice. Norm will make more contacts to determine the direction we should go.

The Zoning Administrator is working on a position paper for PUD's. There was considerable discussion about merits and demerits of a PUD but they are in our zoning so we need to deal with the material in some way.

The revision of the Forest Recreation zoning is still in progress.

Considerable time was devoted to the Owasippe Master Plan. We discussed many areas that were addressed in the plan and the impact on the camp as well as our township. The recreation committee will get copies so that they can make plans to fit the camp plans. This is important in making trails and use of the camp by the public.

Continuing Business:

The Brown's Pond emergency plan has been changed and eminent repair can wait. The State has re-evaluated the situation and the lack of grant money also helped to make changes in work to be accomplished.

The mobile home overlay was discussed as per letter from Doug Hughes. Discussion of why it was moved and why it should be moved again was noted. Size of mobile homes has changed and square footage has increased. The quality of home has greatly improved as well. This overlay is of concern for single wide homes and not the double wide. Norm will try to find more definitive regulations from the MTA website.

New Business:

The Joint Planning Commission was discussed. Norm and Lyle are members, as a board member and planning member are to be on the commission. The activities of the joint commission were noted and it was decided that most of the topics at the meetings do not apply to our township which is somewhat removed from the others. We decided that we should not renew membership for the next year.

The next meeting will be January 16, 2013

Meeting adjourned at 9:05 PM.

Lyle Monette, Secretary