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

The Meeting started at 7:00 PM.

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

Absent: None

Guests:Zoning Administrator and Greg Vitkus (Browns Pond Association)

Perfection of Agenda

Minutes of August 29, 2012 approved.

Zoning Administrator gave an assessment of the Browns' Pond work completed and he again offered to work with the DNR and the Engineer for the Browns' Pond Association. He was very specific in the need for the DNR to get involved as soon as possible because of the deadlines already given.

Mr. Vitkus again noted his appreciation and along with Norm, will get an association meeting organized to discuss the next step. This will be very soon.

Planning Member Reports:

Lyle: None

Jim: None

Barb None

Barb V. None

Norm: None.

Continuing Business:

There were no further updates on the township board. Don also offered to work with the Browns' Pond Association.

Recreation Committee will meet next week and a report will be given at the next meeting. They have lots of ideas and are planning on a survey

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Old Business:

We are still working on the PUD's. The Zoning Administrator is still working on a PUD summary plan to have it added to the Zoning Manual. He will then help us match the PUD notations in the zoning manual to an actual PUD.

The completion of the Forest-Recreation zone description is still a work in progress.

New Business:

Codification of the zoning manual and ordinance manual was again discussed. Norm is waiting for a bid from the Hughes Law Firm and another firm that might be able to codify. An advertiser in the MTA magazine was also contacted for information on what they do. Three Michigan firms are being contacted to determine their services offered and price expected.

Lyle has met with the township attorney on the mobile home overlay which must be updated. A reply has not been received as of our meeting date.

Considerable discussion concerning overlay situations took place. There is confusion between trailer parks and mobile home parks. The Zoning Administrator was very informative on the differences and also double wide, homes with and without foundations as well as building codes. He also discussed the International Building Code.

Possibilities of moving the overlay and putting it where some mobile homes are already in place were discussed. Options abound at this time.

Illegal camping is still questioned as well as length of time campers can be on a parcel of land.

The next meeting will be October 10, 2012

Meeting adjourned at 8:55 PM.

Lyle Monette, Secretary