

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
September 6, 2022
Bay Township Hall

CALL TO ORDER

Dave Skornia (Chair) called the meeting to order at 7:05PM and led with the Pledge of Allegiance. Also, in attendance were, , Joe Jones (Secretary), Nancy Blandford (ZBA Rep), Barb Mathes-Alguire (PC Vice-Chair and Parks and Rec Rep), Dan Lisonbee. Also present: Ron Van Zee (Zoning Administrator), Kristin Baranski (Recording Secretary)

Steve Van Dam (Board of Trustees Rep), Jamie Shepherd excused absent.

PLEDGE OF ALLEGIANCE

AGENDA AND

PRIOR MEETING MINUTES

MOTION BY Mathes-Alguire, seconded by Blandford, to approve the amended August 3, 2022 regular Planning Commission meeting minutes and the presented September 6, 2022 agenda passed upon unanimous affirmation vote of the Board Members.

Yeas: Skornia, Blandford, Mathes-Alguire, Lisonbee

Nays: None

PUBLIC COMMENTS

Public comments opened and closed at 7:11 pm with no comment on non-agenda items.

LAKE CHARLEVOIX ASSOCIATION/TIP OF THE MITT/LIAA PRESENTATION

Barry Hicks (LIAA) introduced the three organizations and the individual representatives (Tom Darnton- Lake Charlevoix Association, Barry Hicks (LIAA) and Jennifer McKay (Tip of the Mitt).

Jennifer McKay presented a review of the 2016 Lake Charlevoix Visioning and Shoreline Protecting Project as well as Lake Charlevoix Watershed Zoning Recommendations.

Bay Township Specific result of waterfront parcel review:

- 79% in violation (42% of those had rock/riprap; only 1 seawall)

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- Greenbelt results (28% very poor/poor, 57% moderate/good, 15% excellent)

Barry Hicks presented different types of shorelines within the county as well as some ideas of restoration of damaged shorelines.

Individual PC members shared concerns, interests, ideas to benefit the lake included:

- Enforcement issues; needs to be collaboration of all communities
- Inform public (rebuild/new construction); perhaps a video; educate public
- Erosion caused by high lake levels
- Impressed with the survey done on waterfront parcels and the specific stats for Bay Township
- Mapping
- Competition amongst waterfront parcel owners for best shoreline; perhaps recognition
- Start with the children; book/simple/teach/explain
- Difficulty in spreading the word; ordinance too complicated (poorly presented)
- Ordinary High-Water Mark (OHWM) not consistently presented or defined; Shoreline hardening not in Township's regulations; EGLE passed out permits too easily;
- More Charlevoix County involvement
- Not all parcels are the same, uniformity countywide of enforcement
- Bay has several different waterfront properties, not just Lake Charlevoix
- Necessary to have an educated source/panel when a site plan is presented- PC members are not trained to verify that the plan will do what it needs to do for lake protection
- If uniform protection (throughout County) perhaps more pull with EGLE to protect lake

Public Comment Included: Zoning Board of Appeals operates/make decisions in public; no precedence; shoreline protection includes roots remain in place

ARTICLE 17 BRI LANGUAGE REVIEW

Planning Commission members reviewed the draft proposed by BRI. Proposed language has increased chapter to 5 pages and does not solve the difficulty the ZBA was having while making decisions on non-conforming parcels. Non-conforming lots is separated from non-conforming uses but does not solve problem. This article needs to be simpler and more

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useful for ZBA to make decisions. Planning Commission came to the conclusion that less is more.

EGLE will be at October Planning Commission meeting. Skornia will request BRI to ZOOM in at 8 during the October meeting to present the draft language.

ZONING ADMINISTRATOR REPORT

Van Zee presented an oral report.

ZONING BOARD OF APPEALS REPORT

Blandford reported a meeting is scheduled for October 17, 2022 for training.

BOARD OF TRUSTEES REPORT

N/A

OTHER CORRESPONDANCES

N/A

PUBLIC COMMENTS Public comments opened and closed at 9:00 pm. Comments include Public Hearing at Hayes Township on September 14, 2022 regarding a rezoning near Horton's Creek, request public hearing when EGLE sends permit.

ADJOURNMENT

MOTION by Blandford, seconded by Mathes-Alquire, to adjourn at 9:10 pm, passed upon unanimous affirmative vote of the Board Members.

Yeas: Skornia, Blandford, Jones, Mathes-Alquire, Lisonbee

Nays: None

Respectfully Submitted,

Kristin Baranski
Recording Secretary