

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
August 1, 2023,
Bay Township Hall

CALL TO ORDER

Dave Skornia (Chair) called the meeting to order at 7:00 PM and led with the Pledge of Allegiance. Also, in attendance were: Barb Mathes-Alguire (PC Vice-Chair and Parks and Rec Rep), Nancy Blandford (ZBA Rep), Daniel Lisonbee, Steve Van Dam (Board of Trustees Rep), Joe Jones (Secretary) and Jamie Shepherd. Also present: Kristin Baranski (Recording Secretary-ZOOM) and Ron Van Zee (Zoning Administrator)

PLEDGE OF ALLEGIANCE

**AGENDA AND
PRIOR MEETING MINUTES**

MOTION BY Blandford, seconded by Jones to approve the June 6, 2023 regular Planning Commission meeting minutes as amended, and the presented August 1, 2023 agenda passed upon unanimous affirmation vote of the Board Members.

Yeas: Skornia, Blandford, Shepherd, Lisonbee, Mathes-Alguire, Jones, Van Dam

Nays: None

PUBLIC COMMENTS

Public comments opened 7:05 pm and closed at 7:09 pm

ARTICLE 17 LEGAL REVIEW COMMENTS

MOTION BY Blandford, seconded by Mathes-Alguire to set a Public Hearing to receive comments on Article 17 Draft to be held during the September 4, 2023 regular meeting at 7:00 pm, passed upon unanimous affirmation vote of the Board Members.

Yeas: Skornia, Blandford, Shepherd, Lisonbee, Mathes-Alguire, Van Dam, Jones

Nays: None

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ARTICLE 6 LANGUAGE

Anna (Tip of the Mitt) introduces herself and shared her background. After working in research labs, in the field of environmental science she has settled into environmental policy. She will be picking up from where Kacey Cook left off working with the PC on Article 6 and permit application. Discussion with PC members included:

- Needs to be clear in zoning ordinance regarding penalties for violations
- Ideas to make violation enforcement hold up in court (specific/vague/nuisance)
- Make clear what is allowed and what is prohibited in Shoreland Protection Strip
- Match zoning ordinance with zoning application
- Bonds- may be difficult for a private person to get a bond
- Bond may be set by- complexity of project/value of project/total lake frontage/etc.
- Proposed Shoreland Protection Strip may be reviewed and approved as a Special Use Permit by PC after review and presentation by a Shoreland Protection Strip Committee
- Restoration Requirements language regarding erosion, specifically rip-rap, possible add language to shift people away from using rip-rap (EGLE does have language in their policy regarding acceptable rip-rap uses) and encourage alternate options (bio-engineering/etc.)
- Grant monies/cost share thru EGLE available to homeowners for restoration of shoreland strip
- Rewards and incentives vs prohibition of rip-rap
- Language includes vegetative buffer/greenbelt/shoreland protection strip which to use. Shoreland Protection Strip
- Adding second definition of pervious as well as impervious
- Ordinary High-Water Mark (OHWM) defined as physical mark on shore as well as defining the elevation per State of Michigan
- Current language in ordinance includes 'or from the property line' which complicates and if changed could create additional non-conformities
- Should language be added for approval from State prior to issuing a permit at Township level
- Permit application is Phase 2 after Article 6 is adopted

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ZONING ADMINISTRATOR REPORT

Van Zee presented an oral report.

ZONING BOARD OF APPEALS REPORT

ZBA hearing is set for September 6, 2023 at 6 pm; Kathy Donahue has resigned as Chair of ZBA;

BOARD OF TRUSTEES REPORT

Walloon Lake Association has requested an inter-governmental agreement between all townships and counties located on Walloon Lake; BOT agreed to attend meeting on initial discussion (in September);

OTHER CORRESPONDANCES/PC COMMENT

PUBLIC COMMENTS Public comments opened and closed at 8:39 pm.

ADJOURNMENT

MOTION by Van Dam seconded by Jones to adjourn at 8:49 pm, passed upon unanimous affirmative vote of the Board Members.

Yeas: Skornia, Blandford, Shepherd, Lisonbee, Mathes-Alguire, Jones, Van Dam

Nays: None

Respectfully Submitted,

Kristin Baranski
Recording Secretary