

Planning Commission Special Meeting
May 4, 2022
6:00 pm

Present: Donna Bell, Joe Wooding, Tina Loomis, Jill Sandborn, Donna Romanak, Scott Graham

Absent: Georgette Peterson

Approval of the agenda: All in favor

Public Comment: Annie: Scott Lake - front is the back and back is the front; 90% of the time the street is the back of the property and the lake is the front - consider those in the ordinance

Black River Botanicals site plan review: Jill - asking to see what is existing and what is new
Joe - Is the greenhouse and indoor grow? Yes; What will you do about the smell?
Scott - Drain commission - Danny says they are exempt because they are having a minimal impact on the property - Less than 1 acre and 500 feet from waters of the state. Scott has documentation of this.

Motion that we recommend to the board that the Black River amended SUP be granted by Donna Bell and seconded by Jill Sandborn. All in favor.

Scott Lake zoning ordinance: establish an ordinance that could possibly be able to be used if there are other similar lakes

Remember we have some subdivided land in the area - when you have properly divided land, there are certain things that will not be changed by the ordinance. For example: lot dimensions will change.

Principal uses, special uses - what happens with interior property - storage or other building?

R1 is low density - Scott Lake is NOT low density;
A new category is needed - needs to be a new district Scott says

We are not revising, we are starting fresh! (can take a look at Paw Paw and Antwerp's ordinances to start with)

Ideas

- Recreational vehicles
- Septic issues
- Build a house that blocks the view of another
 - If you are on the lake, how far back to build a garage or pole barn
- 5th wheels as a 'house'
- Building size - a course Donna took said no more than 35% of the lot size
- Accessory buildings - garage or pole barn on a lot and that is it? (can do but not on waterfront lot?)
- Anti-funneling law/ordinance - helps reduce the traffic on the lake - designed to preserve the lake
- Current ordinance is 1 dock per 50 feet
- Last year was an algae take over

- EGLE look into? Ron?
- Short term rentals
 - Joe says this was addressed a few years ago that there are no short term rentals allowed.

Public Comment: Lorraine Crandall: thoughts on someone physically living on the lake? (on a boat?)

Tina Loomis made a motion to adjourn and seconded by Donna Bell. All in favor.