

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**March 3, 2016**

**PRESENT** Dave Roesler, Tom Thompson, Leslie Sprott, Ina Ray, John Warner, William Josephson and Jan Deur.

**ALSO PRESENT** Zoning Administrator Jensen, Recording Secretary Dion and 0 interested parties.

**CALL TO ORDER** Chairperson Roesler called the March 3, 2016 meeting to order at 6:30 p.m. and led those in attendance in the Pledge of Allegiance.

**AGENDA** Motion by John Warner, second from William Josephson, **ADOPTED**, to accept the agenda as written.

**7 AYES**

**MINUTES** Motion by Jan Deur, second from Leslie Sprott, **ADOPTED**, to amend the February 4, 2016 meeting minutes on page 3 of 4 under DISCUSSION and accept as amended.

**7 AYES**

**PUBLIC COMMENT** - None

**OLD BUSINESS**

1. **Article III, General Provisions** - Section 3.11 Fences, Wall, Hedges, Berms and Screens (A.) (amend).  
**Article XX, Administration and Enforcement** – Section 20.06 Zoning Permit Required (A.) (amend).

After further discussion consensus was to revise the proposed language for Section 3.11 (A.) as follows (language in all caps), table and to send to Attorney Even for review and comment.

- A. Notwithstanding other provisions of this ordinance, fences, walls, hedges, berms and screens may be permitted with a zoning permit in any yard or along the edge of any yard provided that no fences, walls, hedges, berms or screens shall be over six (6) feet in height if erected in back of the required front set back line, **OR THE REAR OF THE HOUSE WHICHEVER IS CLOSEST** and any fences, walls, hedges, berms or screens erected between the required front yard setback line **OR THE REAR OF THE HOUSE WHICHEVER IS CLOSEST** and up to the street right-of-way, shall not be in excess of four (4) feet. For lakefront lots see additional restrictions in the Lake Michigan Shoreline District, Inland Lakes District and North Duck Lake Overlay District.

Motion by Jan Deur, second from John Warner, **ADOPTED**, to **TABLE**, for review by Attorney Even.

**7 AYES**

2. Set Public Hearing - Article VIIIa Inland Lakes District, Section 8.04a Uses Permitted by Special Land Use (G.) Historic resorts as regulated by Section 14.04 LL herein and Article XIV Special Land Uses, Section 14.04 Special Land Use Specific Requirements (LL.) Historical Resorts.

Motion by John Warner, second from William Josephson, **ADOPTED**, to set public hearing for the April meeting.

**7AYES**

3. Proposed Language – Article II Definitions, Section 2.06 (D) Dwelling, or Dwelling Unit and Article III General Provisions, Section 3.08 (D) Accessory Buildings and Uses.

**DISCUSSION**

Commissioner Josephson states his opposition to the proposed language. We have several places along the lakeshores that have sleeping/bathroom areas in detached accessory buildings. He agrees they should not be allowed to have a kitchen.

Commissioner Sprott believes this proposed language would be unfair; people along the lakeshores need extra sleeping area and bathrooms.

Commissioner Thompson stated he has this situation and so does his neighbors. He believes along the lakeshores there is a need for additional sleeping and bathrooms.

It was stated that housekeeping facilities could be laundry area.

Commissioner Josephson asked why the existing accessory building language could not be amended to state no rental of detached accessory building(s) allowed.

Consensus was to have a subcommittee work further on this. The subcommittee will be Commissioners Deur, Josephson and Sprott.

Commissioner Deur left at 7:05 p.m.

**PLANNING/ZONING UPDATES**

Commissioner Warner advises that Member Herb Huch has resigned and he has a message out to Alternate Member Cindy Campeau to see if she would like to be a regular member, depending on her answer the Zoning Board of Appeals will be looking for either a regular member or an alternate.

**ADJOURNMENT**

Motion by William Josephson, second from John Warner, **ADOPTED**, to **ADJOURN** the March 3, 2016 regular meeting at 7:15 p.m.

**6 AYES**

Respectfully Submitted,

Sally Dion, Recording Secretary