

Bear Creek Township Planning Commission/Bear Creek Township Board Joint Meeting

August 28, 2019

- I. Called to order at: 6 p.m.
- II. Roll Call
 - a. **Planning Commission:** Urman, Brown, Olliffe, Coveyou, Mays, Kendziorski
 - i. Haven joined meeting at 6:45 p.m.
 - b. **BCT:** Kendziorski, Nowland, Golding, Keiser, Hoffman
- III. Visitors: Tammy Doernenburg, Mathew Cooke, and Kathy Egan
- IV. Welcome and Introductions
 - a. Keiser introduced Township Board members and Urman introduced Planning Commission members.
 - b. Matthew Cooke introduced himself. He has been with Networks Northwest since March.
 - c. Kathy Egan introduced herself. She has been with Networks Northwest for two years and has been a planner for ten years.
- V. Review Proposed Agenda
- VI. Proposed Timeline
 - a. Cooke stated that comments have not been added yet, but he has them. Any additional comments on Chapters 1-6 need to be sent to him as soon as possible, preferably by mid-September.
 - b. The next meeting was scheduled for September 25, 2019 at 6 p.m. However, this no longer works for Networks Northwest, so Keiser proposed a potential meeting on October 2, 2019. The following meeting would then be October 30, 2019.
 - c. Cooke suggested that on October 30, 2019, we review the Future Land Use map.
 - i. Keiser clarified that that meeting would be longer anyways, so potentially we should change that date to give ourselves more time. The suggested date was October 23, 2019 at 6:30 p.m.
 - d. Cooke suggested that the meeting on November 20, 2019 be a final review. From there, he can make last changes and send to the board for review.
 - e. After the 63-day waiting period, Cooke then suggested to hold the public hearing in February and approve from there. In an ideal situation, we could adopt it in March.
 - f. Coveyou suggested that we have a meeting with City of Petoskey this fall to work together on this Master Plan and receive their input.
- VII. Review of Master Plan Chapters 1-6
 - a. **Chapter 4: Coastal Zone Management**
 - i. Doernenburg explained that there was a grant given last year to an organization in Traverse City for Coastal Zone Management, specifically to evaluate the shoreline. They focused on Emmet County and have created some maps that show things such as low water levels. These maps can help us evaluate shoreline development. Though it includes more than just Bear Creek Township, this gives us suggestions for potential changes in zoning and information we can incorporate in our Master Plan, if we so choose.
 1. Keiser asked if Doernenburg was anticipating a change in setbacks.
 - a. Doernenburg clarified that she is not anticipating this at that time.
 2. Hoffman is worried about deforestation and clear-cutting in the area.
 - a. Egan suggested that we can add it as a goal in the Master Plan to protect natural shorelines without making a policy.
 - b. Keiser suggested we add language such as “filtering with views”.
 - ii. Coveyou suggested we add language in the Master Plan to encourage further setbacks for parking lots to encourage more green area.

1. Keiser was concerned that this may cause more accidents. If businesses are further back, cars will have to slow down often to see which business they want to turn into. Especially for tourists and people new to the area.
 2. Doernenburg clarified that the current setback in B-2 for parking lots is 10’.
 3. Egan suggested we use language such as “explore possibility of landscaping requirements in greenbelt”.
- iii. Mays asked for clarification about Mud Lake and Spring Lake. Are they the same lake?
1. Keiser and Hoffman clarified that no they are not. At one time they were one and the same lake, but not anymore.

b. Chapter 5: Agriculture

- i. Kendziorski suggested that at the end of page 31, where it discusses wineries, we make the wording simpler.

Haven joined meeting at 6:45 p.m.

- ii. Mays clarified a grammatical issue.
- iii. Coveyou suggested that the Master Plan be based off of the 2017 data, rather than the 2012 data. He also would like to see some more conclusions drawn in the Master Plan regarding the agriculture industry and the wineries.
- iv. Keiser suggested when discussing wineries in the Master Plan, we clarify that we are discussing Bear Creek Township rather than Emmet County. He also asked that Coveyou and Hoffman give comments regarding agriculture, because that is their expertise.
- v. Coveyou asked that we include language in the Master Plan regarding the future of farming in our area. Where is the agriculture industry headed?
 1. Egan suggested language for the Master Plan: “innovative ways to preserve and protect farming as a viable industry in Bear Creek Township”.
- vi. In regards to the future of farming in our area, both Keiser and Hoffman agreed that traditional farmers know what their farmland is worth.
 1. Board discussed other ways to provide revenue for protecting farmland. Some areas use a millage and others pair with a conservancy.

c. Chapter 6: Socioeconomic Profile

- i. Olliffe suggested we clarify the language regarding change in population. It is confusing to the reader as it stands now.
- ii. Kendziorski recommended we add labels to the images (ex. “Figure 1”), so that when it is referenced in the text, the reader can connect to the image.
- iii. Keiser asked if Hearthside Grove and KOA are included in seasonal population in this chapter.
- iv. Coveyou asked if we can clarify the “seasonal population”? What time frames are included in “seasonal”? Summer? Winter?
- v. Mays clarified that Sunnybank Retirement Community is now American House. Additionally, she corrected some grammatical issues.

VIII. Upcoming Meetings: October 2, 2019 at 6 p.m. and October 23, 2019 at 6:30 p.m.

- a. Any comments on Chapters 1-6 need to be given to Networks Northwest by Friday, August 30, 2019.
- b. Agreement to read Chapters 7-9 by the next meeting.

IX. Adjournment: 7:10 p.m.

Respectfully Submitted,

Emma Kendziorski

Emma Kendziorski, Township Clerk