

Charlevoix Township Planning Commission
December 21, 2022

Mary Ann Ehinger called the meeting to order at 6:55pm in the Charlevoix Township Hall. Others present: Abbie Hart, Ron Fratrack, Ben Owens, J.B. Hoyt and Bradford Lewis

Others Present: Larry Sullivan

All stood for the pledge of allegiance

JB Hoyt is the new Board of Trustee and the Trustee Representative to the Planning Commission and Bradford Lewis is the new appointment to the Charlevoix Township Planning Commission and will be official as of January, 2023.

Hart made the Motion, with Owens supporting, to approve the minutes as presented.

Old Business:

Master Plan/Zoning Ordinance: Discussed the needed changes in the Master Plan and the revisions to the Zoning Ordinance. There was a request to require permits to be issued for any shoreline work. The matter needs to be reviewed carefully. What has already been done will be grandfathered in. Ehinger suggested that each person take a topic and review. Demographics will need to be added as well as the projections. Some of the major areas to be addressed are solar and wind energy , short term rental and shoreline protection. Lighting issues were discussed. It was decided that Lewis will bring back bullet point information to help the members to create a wind/solar ordinance. Ben Owens will look at the shoreline protection. Ehinger will review short term rentals. Hoyt will review access management. Fratrack will work on lighting Larry Sullivan is available should anyone have questions

Ehinger will send a request to the Board requesting help for John Ferguson with Short Term Rentals.

NEW BUSINESS:

Recognition: Outgoing member, Abbie Hart, was recognized and thanked for her time on the Planning Commission.

ZBA: Mary Ann Ehinger will be on the ZBA, replacing Chuck Center.

Zoning Administrator: No report at this time.

New Business: Ehinger will be unavailable in January and the Planning Commission doesn't have a planned meeting in February. Discussed the need to have a Vice Chair. Hart nominated Ron Fratrack as Vice Chairman, with Ben Owens supporting. All in favor.

Discussed sending out notifications to alert homeowners, real estate agents, etc. to discuss changes made to Master Plan and Zoning Ordinance.

Next meeting will be held in March, 2023

Meeting Adjourned at 7:58pm
Respectfully submitted,
Mindy Joy, Recording Secretary.