

*Approved*

**Melrose Township Planning Commission Minutes  
Melrose Township Hall  
Regular Meeting of April 28, 2014**

**I. CALL TO ORDER / ROLL CALL**

**A. Call to Order:** Chair Tony Pizii called the meeting to order at 7:00 PM.

**B. Members present:** Leonard Meadows, Bart Wangeman, Barbara Hanahan, Tony Pizii, and Bob Marquardt.

**C. Members absent:** None

**D. Staff present:**

Zoning Administrator Randy Frykberg and Recording Secretary Tom Mackie.

**E. Others present:** Heather Huffstutler from the Walloon Lake Trust and Conservancy and Kevin Cronk from Tip of the Mitt.

**II. APPROVAL OF AGENDA**

The proposed meeting agenda was approved by consensus with the addition of "Land Prioritization Project" under "New Business."

**III. APPROVAL OF MINUTES**

Bart Wangeman motioned, Barbara Hanahan seconded, to approve the January 27, 2014 regular meeting minutes, as corrected to clarify Bart's comments concerning prepping of boats prior to launching in the 5th paragraph of section IV(B) and to change the word "all" to "or" in the associated motion. All Ayes, motion carried.

**IV. NEW BUSINESS - LAND PRIORITIZATION PROJECT**

Heather Huffstutler from the Walloon Lake Trust and Conservancy and Kevin Cronk from Tip of the Mitt provided a power point presentation and discussion concerning their groups' efforts to preserve and protect the Walloon Lake watershed. Their land prioritization project is designed to focus this effort.

**V. UNFINISHED BUSINESS - Master Plan Discussion**

Randy described our progress to date, noting Chapter 7, "Future Land Use Recommendations," is probably the most important section. Planning Commission input is important for the language as well as the future land use maps.

Randy suggested we also consider the current 25 foot highway setback in the Village Commercial district, as this may be excessive given the vision and actual development taking place.

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We discussed the general concepts to include in a Master Plan and Randy reviewed the steps involved in adoption, including a public hearing, Board adoption, and publication.

Finally, we discussed some of the statistical data on population and employment trends.

**VI. OTHER COMMUNICATIONS / REPORTS**

Randy provided Planning Commission members with replacement pages for the Zoning Ordinance that incorporate the latest amendments.

Randy reported he, Bunny Marquardt, and Tom have been helping the Township with grant proposals for water and sewer funding and the Planning Commission has been asked to declare their support in this effort.

***Bart Wangeman moved to support the Township's effort to secure funding for the purchase of a privately owned water system, as consistent with the goals set forth in the Master Plan and in the best interest of the Township. Motion seconded by Barbara Hanahan. All Ayes, Motion Approved.***

***Bart Wangeman moved to support the Township's effort to secure funding for a public sewer system, as consistent with the goals set forth in the Master Plan and in the best interest of the Township. Motion seconded by Tony Pizii. All Ayes, Motion Approved.***

**VII. PLANNING COMMISSIONER COMMENTS**

Randy noted that he and Bart met with Jonathon Borisch on final amendments to the approved hotel development project. In accordance with provisions of the original motion on January 27, 2014 the amendments were approved, as they represent a reduced intensity from the plan originally approved by the Planning Commission.

Finally, the Planning Commission held a general discussion on village development.

**VIII. CITIZEN COMMENTS - none**

**IX. NEXT MEETING - Scheduled for May 19, 2014.**

**X. ADJOURNMENT - The meeting was adjourned at 8:35 PM.**

Prepared by:

Planning Commission Approval by:

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Tom Mackie, Recording Secretary

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Barbara Hanahan, Secretary

Copies: Melrose Township Board, Planning Commission Members, Township web site