

## MINUTES SILVER CREEK TOWNSHIP

### PLANNING COMMISSION MEETING – MARCH 27, 2024

Chairman, Nick Barnes called the meeting to order at 7:00 p.m. on Wednesday, March 27, 2024. All present recited The Pledge of Allegiance to the Flag of the United States of America.

**MEMBERS PRESENT:** Nick Barnes, John Joossens, Ben Schilling, Tim Feirick, Veronnica Kenreich, Jon Tidey and Mike Glynn.

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Jess Honn, Mark Davis, Wendy Colburn, and members of the public

#### APPROVAL OF THE AGENDA FOR MARCH 27, 2024

Ben Schilling motioned to approve the agenda.

Veronnica Kenreich seconded.

Motion passed by voice vote.

#### APPROVAL OF THE MINUTES FROM FEBRUARY 28, 2024

Veronnica Kenreich motioned to approve the minutes.

Tim Feirick seconded.

Motion passed by voice vote.

#### COMMUNICATIONS

None.

#### PUBLIC COMMENT

Daniel Tyner from Hemlock Island Association, Inc. spoke about the issues they have been facing. Hemlock Island is in the middle of Magician Lake and has 17 lots. Tyner explained that the island has been defined as a marina by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), even though it is a privately owned island. *(According to the EGLE, a marina is a facility that is owned or operated by a person, extends into or over an inland lake or stream, and offers services to the public or members of the association. This definition includes not only commercial businesses providing docking or mooring services, but also includes docking or mooring from riparian properties such as out lots, trailer parks, condominium and apartment developments, yacht clubs, and others.)*

Tyner stated that the island has operated in the same manner for years and gave members a brief history. In 2017 they were notified by the EGLE that they would need to reconfigure their docks to comply with the regulations. EGLE approved a three-finger dock arrangement. The two docks they now have are legal nonconforming. Tyner said he is working with EGLE, his

contractor, and several people at the township, and wonders if he should be seeking a variance instead.

Veronnica Kenrich clarified that the definition of a marina is simply a place where boats and watercraft can be docked, loaded, or serviced, and it can be part of a residential property, not just a commercial one. Zoning and setbacks are handled by the township, and the label of “marina” is not from the township. Mike Glynn suggested that the Hemlock Island Association continue to work with the township about the legal nonconforming property since this is out of the board's jurisdiction. Members' discussion ensued about the project with Tyner, and he was encouraged to continue working with the township for a resolution. No action was taken by the board.

### **BUILDING AND ZONING ADMINISTRATOR'S REPORT**

Updates given by Mark Davis.

### **ZBA REPORT**

Updates given by Ben Schilling.

### **NEW BUSINESS**

Ben Schilling compiled feedback from members and created a document summarizing their thoughts on the Master Plan. A copy is on file. Veronnica Kenrich volunteers to be a point person the specific duties are to be decided later, Ben Schilling suggests that they be responsible for collecting information from external sources and providing a contact person for these outside sources to reach out to.

### **OLD BUSINESS**

Mike Glynn requested an update on the True property and Jess Honn discussed the process.

### **COMMISSION MEMBER COMMENTS:**

None.

### **NEXT MEETING:**

April 24, 2024

### **PUBLIC COMMENT**

None.

### **ADJOURNMENT**

John Joossens motioned to adjourn.

Veronnica Kenreich seconded.

All members present approved, and no members denied.

The meeting adjourned at 8:16 p.m.

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Recording Secretary, Wendy Colburn

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Secretary, Veronnica Kenreich