

OFFICIAL MINUTES

Cato Township Planning Commission
Meeting Minutes
November 13, 2024

The Cato Township Planning Commission met for a regular meeting on Wednesday, November 13, 2024, at the Lakeview Community Center.

Meeting called to order:

Chairman Morrow called the meeting to order at 6:00pm with the Pledge of Allegiance.

Members present:

Morrow expires 12-2024
Main expires 12-2025
Striker expires 12-2026
Behrenwald expires 11-2024
Cumings expires 12-2026

Others present:

David Kelsey, Cato Zoning Administrator
21 members of public

Approval of Agenda:

Morrow motioned and Striker supported to approve the meeting agenda as presented
All in favor, motion carried

October 2024 Meeting Minutes:

Behrenwald motioned and Main supported to approve the October meeting minutes as presented.

All in favor, motion carried.

Public Comment-Agenda Items Only:

Morrow opened public comment.

Ron Buckholtz Cato TWP

- Expressed concern about camping on vacant lots within the Lakeside Residential District and disappointment in the Planning Commission

Frank Nerychel Cato TWP

- Appreciate what the PC does for the community, Expressed concern about not knowing what was going on with the updates to Zoning districts. Expressed concern about state of the boat launch. Smell of septic during the week. Thinks there are better issues worthy of the PC's time.

Bill Winter, Trustee of the the Ed Winter Trust

-What is driving the new changes?

Luann Koester Cato TWP

- Expressed concern with travel trailers adding to the population and congestion on the lake as well as drunkenness every weekend. Also the trailers devalue the Residential lots around the lake.

Stuart Hazle

- A part of Honeymoon Heights a residential sub division. Allow camping for only 14 days during the year, only while building. The Association disapproves of camping on vacant lots.

Eric Galle

- Only heard by word of mouth. Talked about potential of slippery slope allowing campers all over creating safety concern.

Genny Towne as proxy for Tony and Jen Lefever

-Encourage PC to drive around Townline Lake and see lot sizes. Issue with accessory building on the Lakeside (front) lot. Don't want the rest of Townline Lake to look like Schmeid park.

Judy Hazel Cato TWP

- On the Board for the Honeymoon Heights Home Owners Association. Grew up camping on Townline Lake and now has a cottage. Who decided that changes needed to be made. Letters should have been sent out to township. Heard that all of this is being done to develop Tamarack Lake. Trying to keep Meth labs and shootings out of the area and oppose these changes. Please exclude honeymoon heights out of the ordinance.

Jamie Snyder Cato TWP

- Standing up for the PC and they have worked hard. Communication went out about the updated master plan. Not sure where the communication break down happened because information was sent out.

Greg Sims Cato TWP

- Agree with all complaints about campers and Jamie's statement. Vacant lot accessory building concerns

Brian Young Cato TWP

- Believes the lake should be unified within different townships ordinances.

Morrow closed public comment for agenda items.

Zoning Administrator Update:

09/2024-10/2024

Kelsey provided the log sheet for September 2024 and October 2024 zoning permits/ complaints issued. The following permits were issued in September:

John Strand	8459 Tamarack Rd	12x20 Shed	
Ted Meidema	6100 Cutler	(Cant use camper longer than 14 days)	Not over limit yet
Tribben Lawens	11589 Juniper	Blight	Issued 4th ticket 7-26-24
Debrah Machala	6002 Dr	Car not running, Unplated?	
Anthony Waber/Lynn Rogers	11381 Hickory	License plates, old camper	
Kelby Carpenter	11700 Cherry	Cutting neighbor's trees don't regulate/ In camper 14+ days	Sent notice
Dennis Bainey	6075 Pine	Blight	Sent notice
Gary Halm/ Pam Bollinger	6541 Schmeid	Blight/ Boat canopy on lake, don't regulate water	Sent notice
Kloth Charlinda	11709 Cherry	Blight	Sent notice

October:

Jason Delameter	8615 Tamarack Rd	Pole Barn	
Steven Marapine	8795 Cherrywood LN	3ft Fence/Shed	
Complaints			
Kelby Carpenter	Lot 434/435	Living in camper	Compliant
Kloth Charlinda	11709 Cherry	Blight	Compliant
Dennis Baner	6075 Pine rd	Blight/ Unplated vehicle	Compliant/ Can't Confirm
Gary Halon	6541 Schmeid	Blight 2 things against ATV/ Blight, Cant regulate water	Compliant
Anthoney Waber	11381 Hickory	Violation	
Tribben Lawens	11589 Juniper	Blight	Gave Ticket 10/22/24

Board Liaison Update:

Behrenwald reported on

- The new Zoning Map cannot be updated until the ordinances and lines for the districts are updated and another public hearing is held.
- Recording Secretary and the Chairman positions are posted with no response yet.
- Training for the Township Board and the Planning commission to be held at the community college January 9-11.

1832: Morrow opened Public Comment for the Lakeside Residential Public Hearing

Public Hearing for Lakeside Residential District:

Ron Buckholtz Cato TWP

-Spoke about text within the townships Master Plan and doesn't believe that the PC is following the master plan. Spoke about letter from realtor that states camping devalues marketability of the neighborhood. Rethink the camping

Verna Carr Cato Twp

- Just learned about the changes being made. Would like a timeline on how everything has happened. Why is there dissension in the community over all of this.

Frank Nerychel Cato TWP

- Thanked the PC once again for taking time out of their lives to serve the community. Expressed concern about lack of communication. Think about what negative impacts camping could pose to the community of all lakes within the township.

Bill Winter, Trustee of the the Ed Winter Trust

- What is the benefit for changing the ordinance for the Township.

Luann Koester Cato TWP

- wondering if mobile homes are permitted through the updated ordinance, who is going to police that people are following the timeline set by the ordinance.

Eric Galle Cato TWP

-Where is the part that all of the public's questions are answered. Commented more about property value as a whole within the neighborhood. Land owners who have vacant lots and allow camping do not add to the permanent tax base and the safety.

Judy Hazel Cato TWP

- Spoke about safety of the community and how camping will negatively affect it. Opening up camping will bring in low income people and felons. Another community member asked for Judy to express her objections to camping on vacant lots around lakes.

Ron Buckholtz Cato TWP

-Letters were forwarded from community members.

Morrow asked PC Members to read several letters from community members:

Kathryn O'Gould

Curt & Lisa Becker

Judy Hazel

Curt Becker

John Verplank

Greg Sims

Ron Buckholtz read letter from Kevin Irwin

Bill Winter, trustee of the Ed Winter Trust

- Stated that there is a serious problem with notification about changes being made and that most people in attendance only learned about the changes being made within the last couple of days.

Morrow Closed Public Comment for the Lakeside Residential Public Hearing.

Commissioners spoke about the reason for the update to the Master Plan and the Zoning District Ordinances. It was noted that Mr. Buckholtz came to the September 11, 2024 meeting and asked for clarification to be made to the township's ordinance on camping. Commissioners stated that the planning commission is trying to find a fair solution for all property owners. Residents were made aware to make a complaint to Dave Kelsey the zoning administrator on violations of ordinances.

Old Business:

Lakefront-Residential Ordinance:

-Further discussion about Lakefront-Residential Ordinance.

Section 19.00

Add to the sentence:along the lakefront and shoreline areas of the Township and lands within the boundaries of the district.

Section 19.02

Add bullet point:

9. Public and Private Campgrounds.

Section 19.03

Side Yard: change to 5' single lot and add: Double lot: 10'

Lot Coverage: change to 50%

Minimum Lot Area: change to 7,200 square foot

Minimum lot Width: change to 60 feet

Minimum Dwelling unit floor: single story 600 Sq Ft, more than one story ground floor 750 Sq Ft
Section 3.XX

1. (b) at the end of the sentence add..... principle building on the lot, shall comply with the minimum yard setbacks requirements for principle buildings in each zoning district.

1. (g). Remove this verbiage and put in Section 2 as bullet point (h) after bullet point (g): Toilet facilities.

1. (i) change to: Maximum time limit. Temporary or short-term camping activities on a lot shall be limited to a maximum of 14 calendar days per year.

1. (j) add iii. Any violation of the camping permit forfeits camping for the rolling calendar year.

2. Heading needs to state: Camping on a Lakeside Vacant Lot.

2. (c) change from three(3) to one (1)

2. (d) the Commissioners want these removed within 48 hours of the 14 days which will enable the enforcement officer an easier way to enforce! If you could write this bullet point to signify this!?

2. (e) last sentence need to say: The structure shall be within 40' of rear lot line.

2. (f) No Generators allowed. Remove all other sentences/verbiage in this bullet point (f).

2. (g). Remove all of the words after "vehicle." Remove: or the temporary use of an outside toilet in a enclosure ("portajohn") subject to the following requirements:

Remove i

Remove ii

Remove iii

Section 2.03 C Definitions

Add the word Lakeside and Lakefront with a definition

Morrow Made a Resolution to recommend for the approval of the Cato Township Lakeside Residential Camping /Permit with the written changes to the Township Board for approval Main Supported

Discussion

Behrenwald stated that he feels that the Planning Commission addressed the original concerns brought to the Planning Commission

Roll Call Vote: Cumings, Yes Main, Yes Striker, Yes Behrenwald, Yes Morrow, Yes

New Business:

Pole Barns

-Discussion of the max allowed height of a pole barn and to change to a max height of 25 Feet in all districts other than Lakeside Residential.

-Behrenwald Made a motion to change

3.11 Accessory Buildings,

B

6 That no accessory building shall exceed 18 feet in Lakeside Residential and 25 feet in all other zoning districts...

Striker Supported

Roll Call Vote: Cumings, Yes Main, Yes Striker, Yes Behrenwald, Yes Morrow, Yes

Motion Carried

Morrow made a motion recommend the 2025 Meeting dates as

Jan 8

March 12

July 16

September 10

November 12

All in favor, Motion Carried

Public Comment:

Jamie Snyder

- Thanked Morrow for his service as this was the Chairman's last meeting. Noted that she was sad to see members of the audience had left and that they could apply for the chairman position.

Ron Buckholtz

- Stated that he is 100 percent against camping on vacant lot in a residential area. Doesn't know why the commission had to add lakeside residential to the vacant lot camping. Claimed the commission didn't solve anything, no one at the meeting wanted camping on vacant lots on the lakefront.

Genny Towne

- Thank you for listening, Not sure that the commission really heard what the people were saying. Talked about how people within the township didn't receive communication. Mentioned how Morrow Told Kelsey that he couldn't mention another township when Morrow in fact talked about another township. Felt sorry for the people that spoke their concerns, and the Commission didn't listen.

Greg Sims

- Blight on 7106 Cutler was started on 1/27/22 and nothing has happened with it.

Public comment closed

Next Meeting:

Next Regular meeting scheduled for January 8, 2025.

Adjournment:

There being no further business to come before the commission, a motion was made by Morrow and supported by Cumings to adjourn the meeting. Motion carried.

Recorded by:

Jacob Cumings

Commissioner, Cato Township Planning Commission