

PEACOCK TOWNSHIP PLANNING COMMITTEE
MEETING MINUTES OF THURSDAY, April 10, 2025

The meeting was called to order 6:30 p.m. followed by the Pledge of Allegiance and roll call.

ROLL CALL

Present: Kim Plummer, Shirley Blackler, Brian Seitz, and Rodney Wheeler.

Absent: Linda Cnossen

A **MOTION** was made to approve the Agenda by Shirley and seconded by Brian. Motion passed.

A **MOTION** was made by Shirley to approve the minutes of the January 9, 2025 meeting with the correction adding Brian's last name, then seconded by Brian. Motion passed.

CITIZEN TIME

- ***Five acre minimum lot size for property splits:*** Matt, a property owner requested that the township reconsider the five-acre minimum requirement for splits. He believes that is too restrictive. He presented a plan to split his 13 acre parcel into 5 lots.
Action: The committee will look at the intent of the 5 acre parcel minimum lot size and get back with the property owner about what action it will take.
- ***Ballast boats:*** Katie, as a representative of the Wolf Lake Riparians requested that the township consider creating an ordinance that would prevent ballast boats from filling their ballasts for wake surfing. Wave surfing is ecologically dangerous to lakes that are as shallow as Wolf Lake and can destroy the lake in a very short period of time.
Action: The committee was asked to bring supporting documentation to the next meeting for consideration.

COMMUNICATIONS

A citizen submitted a list to the PC for consideration on the following topics:

1. How can we enforce sewage from RVs since they don't have septic or wells?
2. RVs currently can stay without a permit which is difficult to control (keep track of when they come in and go out). Should this be changed to require a permit even for short term stays?
3. Change of use: Shipping containers, semi-trailers used as sheds, housing, etc. Should we have zoning to prevent that from occurring?
4. New build garage on lot with dwelling with kitchen, bath, bedrooms. Should this be considered a 2nd dwelling? Page 43 master plan. Waterfront preservation.
5. Percentage of lot covered with impervious material. Buildings, concrete, pavement. To decrease watershed to other properties or flow into water features without moving through ground, filtering water.
6. Sheds on a lot without dwelling. Can the ZA control living/camping in sheds? If allowed how is sewage controlled.

7. We required a site plan for Pat & Pearls to establish existing picture of land use.
Should we require this for other trailer parks in the township?

Action: Kim asked the committee to look at these topics and ordinance that relate to these topics and make suggestions for change/no change.

UNFINISHED BUSINESS

- **Election of Vice Chair and Secretary:**

Kim made a motion to support Brian as Vice-Chair for the PC, seconded by Rodney. Motion passed.

Kim made a motion to support Shirley as Secretary for the PC, seconded by Rodney. Motion passed.

- **Bubbler/Aerator/Water fan on Wolf Lake**

There is a property owner on Wolf Lake that has a type of bubbler/fan in the water to protect his shoreline.

On January 22, 2025, the supervisor submitted a complaint to EGLE regarding a device placed in the lake to move water throughout the winter that is leaving a large body of open water while the rest of the lake remains frozen and is eroding the lake bottom. There has been no response.

Katie, citizen, noted a letter with the State of Michigan regulation regarding this. Shirley asked if she could get a copy of that information.

Shirley also provided an example of a zoning regulation from another Michigan township. She also spoke with someone from EGLE that said property owners really don't need a permit, but that the townships actually need to create their own ordinances regarding this. They also had a discussion about how the township might want to have ordinances in place for shoreline protection.

Action: Committee members to bring whatever additional information they can collect to be discussed at the next meeting before taking action.

NEW BUSINESS

In addition to the Communications topics above, the following topics will continue:

- Lot division of properties to less than five acres (see Article VII of Zoning Ordinances)
- Seawalls – consider issuing permits to manage the type of seawalls that are to be allowed.
- Ballast boats used to wake surfing
- Bubblers/water fans

NEXT MEETING - The next PC meeting is scheduled Thursday, July 10, 2025 at 6:30.

A **MOTION** was made by Shirley to adjourn, seconded by Brian. Motion passed. The meeting was adjourned at 7:31 p.m.

Respectfully submitted,
Shirley Blackler, Secretary