

Helena Township Planning Commission Meeting Minutes

August 01, 2024 @ 5:00pm

Call to Order: Chair S. Moglovkin called the meeting to order at 5:00pm.

Pledge of Allegiance: All in room participated.

Roll Call:

Present - M. Robinson, G. Schafer, S. Moglovkin, J. Gurr, F. VandenBerg and B. Robbins.

Absent – Joe Bassil

Township Officials Present: B. Peeples and B. Logee

Approval of Agenda: Vote to move section “Communications” before section “Public Comment”. S. Moglovkin motioned to approve as amended and seconded by F. VandenBerg, the agenda was approved.

Statement of Conflict of Interest: No conflicts.

Approval of June 06, 2024 Minutes: After one number correction, a motion to approve the June 6, 2024 minutes by member J. Gurr, seconded by F. VandenBerg. No further discussion. Motion approved unanimously.

Communications:

- Member agreement that at the HTPC meeting section Communications would be completed prior to Public Comment;
- Implementation of Robert’s Rule for HTPC meetings. An amended short version will be available to both HTPC members and residents. These will also be on the back side of future agendas;
- HTPC members are gathering data regarding funneling and other multiple dock/boat issues to complete an Ordinance;
- Following up on resident input, HTPC members are gathering data regarding recreational vehicle and travel trailers (all types) on both lake frontage and off lake lots to complete an Ordinance;
- HTPC members presented (1) A potential comprehensive data collection tool and (2) Action Item status documentation. The data collection scope would provide a process for accurate analysis, prioritization and resolution in a transparent methodology for items that fall under the scope of HTPC and Zoning. The Action Item status document would include the described prioritized item (occurrence, ordinance, zoning, etcetera), sub-committees, desired resolution and status of item.

Public Comment:

1. Residents inquired, shared concern and requested clarification regarding when/why the ordinance regarding number of docks, boat slips and all types of motorized water craft per 100 feet of lake front was changed/removed from the Helena Township Master Plan; (It was determined that this was removed in 2010 – reason is unclear. B. Robbins will follow-up for any documented rationale;
2. Clarification was requested on Commercial and Personal property definitions, which legal/regulatory agency approves these docks, boat slips, and “add-on” construction to existing docks and boat slips;
3. Concern expressed with potential non-compliance of property owners. HTPC members must follow-up with attorney before any potential non-compliance action is taken;
4. Residents expressed favorable response and provided input to a data capturing tracking form. The HTPC members will use this to assist and prioritize work for solutions.
5. Resident requested that a letter be recorded with Helena Township Planning Commission minutes. This has been completed.

New Business:

- Zoning Administrator Report: Submission of monthly report completed. No questions;
- B. Peeples shared that FEMA has completed an updated flood survey of Antrim County. Each township must complete a Flood Ordinance for the residents to be eligible to participate in the National Flood Insurance Program (NFIP).;
- Butch indicated this was a time sensitive Flood Ordinance and must take priority over other current and pending projects;
- Documentation must be reviewed, completed and sent by February 2025 for Helena Township residents to participate in the National Flood Insurance Program;
- Residents may use these links for additional information to see how/if their property FEMA flood risk map has changed: <https://msc.fema.gov/fmcs> ; www.floodsmart.gov ; <https://www.fema.gov/floodplain-management/community-rating-system>
- Sub-Committee Teams
 - FEMA Flood Ordinance for Helena Township
 - M. Robinson, J. Gurr, S. Moglovkin
 - Funneling, Docks/Boats & Powered Water Craft
 - G. Shafer, F. Vandenberg, B. Robbins
- Sub-Committee Team meetings will be posted 18 hours ahead of meeting time on the Helena Township Center door;
- Draft Helena Township Planning Commission meeting minutes will be posted on the web-site prior to approval in DRAFT form;
- Helena Township Master Plan will be updated and published every five (5) years;
- Helena Township Ordinances will be updated and published two (2) times a year.

Old Business:

- No old business.

Adjourn:

- Motion made by member F. Vandenberg, seconded by J. Gurr. August 1, 2024 meeting adjourned at 7:15pm.

Respectfully Submitted:

Fay Vandenberg, Helena Township Planning Commission Recording Secretary

Note: Minutes Approved September 05, 2024