

**WINDEMERE TOWNSHIP, PINE COUNTY, MINNESOTA**

**60 Hartman Dr, Moose Lake, MN 55767**

**WINDERMERE TOWNSHIP PLANNING COMMISSION SPECIAL MEETING MINUTES**

**Original Meeting Date: March 16, 2026**

**Continued Meeting Date: March 19, 2026**

**Continued Meeting Date: March 23, 2026**

**Time: 9:30 AM**

1. Call to Order at 9:30am by Chairman Vern Anderson II. Meeting opened with Pledge of Allegiance. Commissioners Present: Vern Anderson II, Amy Perrine, Corinne Youso, Phil White, and Dick Herzog. Staff - WSB Planner Kim Lindquist, and Town Law Center Attorney Jason Hill, and Deputy Clerk/Treasurer, Vickie Snyder.
2. Chair Anderson II noted that on the 16<sup>th</sup> of March, the public hearing was conducted, and the comment period was closed, and meeting has been continued since that date. Chair Anderson II stated that the Commissioners would be reviewing the Comprehensive Plan, including recent changes. Chairman Anderson II turned the meeting over to Planner Kim Lindquist who presented the most recent changes to the Comprehensive Plan that also included revisions to the Zoning Plan, the Future Land Use Plan Map, and the Shoreland Overlay District Map. See attached memo dated March 19, 2026.
3. The Commissioners were asked if they had any comments on the current comprehensive plan.
  - a. Commissioner Youso commented on the historical practice of allowing accessory structures for storage on properties within the Township.
    - i. Motion by Youso to allow an accessory structure in R2, R3, and Commercial zoned areas, with a maximum size of 20 x 40 feet (800 square feet) seconded by Perrine. After discussion, Youso amended the Motion it to change the maximum size of the accessory structure to 20 x 24 feet (480 square feet) in R2, only subject to all applicable zoning requirements., seconded by Perrine. Motion carried. Vote 5-0.
  - b. Commissioner Youso commented on a discrepancy between the R-2 Residential (Sewered) zoning district, which requires a minimum lot size of 2.5 acres, and the Shoreland Overlay District (sewered), which requires a minimum lot size of 5 acres.
    - i. Motion by Chair Anderson II to establish a minimum lot size of 2.5 acres for the Shoreland Overlay District to match the existing requirement for the R-2 Residential (Sewered) district, seconded by Perrine. Motion carried. Vote 5-0.
  - c. Vice Chair Perrine presented a request from property owners to change the zoning of their properties from R2 – Residential Rural to Sensitive Area on the

Zoning Map and Future Land Use Map and Special Protection on the Shoreland Overlay District Map, to provide the highest level of protection for the area. The Property Identification Numbers (PIDs) included in this request are:

- 330672000
- 330692000
- 330672001
- 330690000

Motion by Vice Chair Perrine to change the zoning of the four parcels listed above from R2 – Residential Rural to Sensitive Area. Chair Anderson II seconded the motion. Motion carried. Vote 5-0.

4. Chairman Anderson II presented an overview of the process leading to the creation of the new Comprehensive Plan and the need for its update. The overview included legislative requirements, such as the Minnesota Shoreland Act, and guidance from regulatory organizations including the DNR, MPCA, and Pine County Soil and Water Conservation District, among others, to help guide the community’s future development while balancing growth and environmental protection. See Attached Statement for Reference.

a. Motion by Chairman Anderson II to accept all updates with current amendments to the Zoning Ordinance, Comprehensive Plan, and Map Amendments, to the Windemere Township Board of Supervisors for approval. Commissioner White seconded the motion. Vote:

- i. Commissioner Youso – No.
- ii. Vice Chair-Perrine – Aye.
- iii. Chair Anderson II– Aye.
- iv. Commissioner White-Aye.
- v. Commissioner Herzog-Aye.

Motion carried. Vote of 4-1.

5. Chairman Anderson II made a motion to adjourn the meeting at 10:44am seconded by Commissioner White. Motion carried. Vote 5-0.

Respectfully Submitted,

Approved:

\_\_\_\_\_

\_\_\_\_\_

Amy Perrine, Recorder

Vern Anderson II, Chairman

Date: \_\_\_\_\_

WINDEMERE TOWNSHIP, PINE COUNTY, MINNESOTA

60 Hartman Dr, Moose Lake, MN 55767

Planning Commission Special Meeting Public Hearing Minutes, March 16, 2026

Comprehensive Plan

1. Call to Order at 9:30am at 60 Hartman Dr, Moose Lake, MN 55767 by Chairman Vern Anderson II. Meeting opened with Pledge of Allegiance. Commission Members Present: Vern Anderson II, Amy Perrine, Corinne Youso, Dick Herzog, Phil White, Clerk/Treasurer Paul Horgen, WSB Planner Kim Lindquist, WSB Zoning Administrator-Grace Liljenquist, Town Law Center Attorney Jason Hill.
2. Review Previous Planning Commission Minutes. Motion by Perrine to accept minutes for February 3, February 10, February 23, March 3, 2026, second by White. Motion carried. Vote 5-0
3. Chairman Anderson II read a brief statement about the purpose of the meeting that was a properly noticed for the proposed Comprehensive Plan, and Land Use Plan Map (see attached statement). Horgen discussed the history of Comprehensive Plan from 2008 and the need for the Planning Commission to update the Plan with the assistance of a public committee of 21 citizens and guidance from an Economic Development Agency from East Central Pine County. In 2020 the Comprehensive Plan was approved unanimously by the Town Board. As part of the 2020 Comprehensive Plan recommendations the Comprehensive Plan should be updated every 5 years.
4. Chairman Anderson II read the Rules of Decorum for the Public Hearing on the Comprehensive Plan and Land Use Plan Map.
5. Public Hearing for Comprehensive Plan.
  - a. Gloria DeSchmidt-requested clarification for the bluff zone regarding replacement of existing stairs and need for engineer. Number of STR's.
  - b. Doug Craig-when does the Board receive the draft zoning ordinance and when does the moratorium end?
  - c. Andy Nygren-happy to see lot sizes for commercial development increased and when there is development that environmental impact statements be addressed or required.
  - d. Deana Rapp-has a 3-acre lot on a R2 unsewered lot and questioned if a variance is needed to build a house because she doesn't have 300 ft of lake frontage?
  - e. Wendy Schmidt-more clarification on number of trailers allowed and how to have people come visit.
  - f. Ron Buetow-clarification Comprehensive Plan was accepted not approved by the town board (John Wesley) and written into record.

- g. Judy Feela-wanted to know if she can order a hickory building to move onto the lot next to her house on Harmony Lane.
  - h. Bryan Ketchmark- legal non-conforming lake lots that are next to a property owners' primary lot which must be combined if contiguous. Agrees we must look at pollution and septic near lakes. Accessory structures and setbacks on lake lots.
  - i. Lisha Poulakis-Commented on two parcels on the Willow River off Military Road be considered as Agricultural on the zoning map.
6. Motion to close the Public Hearing at 10:00 am by Perrine, second by Herzog. Motion carried. Vote 5-0.
  7. Chair Anderson II played a video about the lakes and environmental impacts with development on lakes and the reason the Township is moving toward a Comprehensive Plan that will have higher protections on the 21 lakes in the Township and preserve larger tracts of land. Further, legal non-conforming lots have been in the ordinance since 2015; the need for a public sewer around the lakes to help create reasonable development in the future.
  8. Chair Anderson II requested Planner Lindquist provide a brief overview of why the Comprehensive Plan is being updated and the timelines of the process. Planner Lindquist highlighted the draft Comprehensive Plan is a blueprint for the future development of the community and the need to align the draft 2026 Zoning Ordinance and Zoning Map, Shoreland Overlay Map, and Land Use Map with the Comprehensive Plan so they are consistent, which is required by State Statute. With aligning both documents, to provide consistency and better clarity in the community from a zoning and land use prospective picture. The 2020 Comprehensive Plan was very prescriptive which is usual.
  9. Commissioner Youso questioned whether this would be the revised 2020 Comprehensive Plan or whether this will be the new 2026 Comprehensive Plan? Lindquist responded it would be the amended 2020 Comprehensive Plan in 2026. Additionally, Youso asked if the 2020 Comprehensive Plan advisory committee needs to weigh in on the proposed changes for the 2026 amended Comprehensive Plan. Lindquist responded that in general the Comprehensive Plan is being modified to reflect the recent draft Zoning Ordinance recommendations and not an entire change to the Comprehensive Plan. Attorney Hill responded this is usually done in a parallel fashion when you have changes to Zoning Ordinance. Anderson II discussed the 22 points in the Comprehensive Plan that are in the 2020 Comprehensive Plan. The purpose for amending the Comprehensive Plan is have it align with the Zoning Ordinance and the Map Amendments.
  10. Commissioner Youso commented the Land Use Map (March 13) and three parcels 330805002, 330824000, and 330837000 and the request from property owners to be left as Agricultural. Motion by Youso to change the three parcels (330805002, 330824000, and 330805006) back to Agricultural from the proposed Sensitive Area.

Anderson II commented that one of the main uses in Sensitive Area Agriculture and Single-Family use. The stated goal of the Comprehensive Plan is to continue to protect the Willow River corridor. Over 90 percent of that area has been in the sensitive area for decades, this is just continuing the protection of the remainder area. Motion dies for lack of second.

11. Chairman Anderson II noted on the Land Use Map the State area is in a Forest Management area, that should be in Sensitive Area and needs to be corrected.
12. Motion Chairman Anderson II requested to table discussions on the Comprehensive Plan and continue the meeting to Thursday, March 19<sup>th</sup>, 2026, at 11:00 am at the Holy Angels Church, 60 Hartman Drive, Moose Lake, MN 55767, second by Vice Chair Perrine. Motion carried. Vote 5-0.
13. Review Draft Zoning Ordinance and Draft Zoning Map. Chairman Anderson II requested Planner Lindquist discuss the need for a licensed engineer on commercial and multi-family parking lots. It would not be required for single family parking areas. Also, a licensed engineer would need to review the stair plans on a bluff. Keeping in mind this is a DNR requirement for erosion control on a defined bluff.
14. During the meeting Commissioner Youso presented a study from University of Minnesota (water.us.umn.edu) regarding Sturgeon Lake, Island Lake, and Sand Lake water quality. Anderson II commented it was a last-minute document that the commission has not had an opportunity to review. Commissioner White commented on the draft ordinance protects the lake with larger lot sizes opposed to smaller lots. Anderson II commented on the three large acreage farms on Sturgeon Lake where much of development would be on Sturgeon Lake and the only time there has an issue on the lakeshore is when a property owner built a house and had shoreland problems costing thousands of dollars in stabilizing the shoreland.
15. Lisha Poulakis clarified the parcel identification number of her property is 330837000.
16. Motion Chair Anderson II requested to table this portion of the Map Amendment and continue the meeting on Thursday, March 19<sup>th</sup>, 2026, at 11:00 am at the Holy Angels Catholic Church, 60 Hartman Drive, Moose Lake, MN 55767, second by Commissioner White. Motion carried. Vote 5-0.

Respectfully Submitted,

Approved:

---

Amy Perrine, Recorder

---

Vern Anderson II, Chairman

Date: \_\_\_\_\_

WINDEMERE TOWNSHIP, PINE COUNTY, MINNESOTA

60 Hartman Dr., Moose Lake, MN 55767

Planning Commission Special Meeting March 19, 2026, continued from March 16, 2026

1. Call to Order at 11:33 am at 60 Hartman Dr., Moose Lake, MN 55767 by Chairman Vern Anderson II. Meeting was delayed in starting from the posted 11:00 am time due to a closed meeting between the Board of Supervisors and Planning Commission as authorized under the attorney-client privilege pursuant to Minn. Stat. § 13D.05, subd. 3(b), to discuss the following litigation: *Summit Commons, LLC v. Windemere Township, Town Board of Windemere, and Planning Commission of Windemere Township*.  
Commission Members Present: Vern Anderson II, Amy Perrine, Phil White, Dick Herzog, Corinne Youso, Deputy Clerk/Treasurer Vickie Snyder, WSB Planner Kim Lindquist, WSB Zoning Administrator Grace Liljenquist, Attorney Jason Hill, Town Law Center.
2. Motion by Anderson II at 11:35 am to continue the meeting until March 23, 2026, at 9:30 am due to last minute changes in the Comprehensive Plan and Zoning Ordinance, seconded by Herzog. Motion Carried. Vote 5-0

Respectfully Submitted,

Approved:

\_\_\_\_\_

\_\_\_\_\_

Amy Perrine, Recorder

Vern Anderson II, Chairman

Date: \_\_\_\_\_

## Memorandum

To: Windemere Township

From: Kim Lindquist, Zoning Administrator

Date: March 19<sup>th</sup>, 2026

Re: 03-05-2026 Draft Zoning Ordinance, 03-02-2026 Draft Comprehensive Plan, and 03-09-2026 Draft Land Use Plan, Zoning, and Shoreland Overlay District Maps Revisions and Discussion Items

As staff continue to review the zoning ordinance and comprehensive plan and make formatting changes, there are some items we noted that were inconsistent with prior discussions, were not in the appropriate location, or were unnecessary. The following modifications are recommended. If the Commission finds them acceptable, the Commission can reference these changes in the motion.

The following changes were made to the draft Zoning Ordinance:

- 2.1 Definitions
  - o “95. **Outlot.** “Outlot” means a parcel of land designated on a plat which may be intended for future development purposes that is restricted from private development or use and will be replatted in accordance with an adopted preliminary plat. Or it may be an undevelopable platted parcel due to topography, the presence of wetlands or some other restriction which precludes site development.” was added
- 3.3 District Regulations
  - o In section 3.3.5, the below language was added.
    - 8. In all zoning districts where agricultural uses are permitted, agricultural buildings up to a total of 12,000 sq feet shall be permitted with an approved zoning permit, if all three standards are met as found in MN Statues 326B.103 Subd. 3. Properties within the R-2 district over 20 acres and meeting the impervious surface requirements may also have accessory buildings up to 12,000 sq ft with a zoning permit. The standards are listed below:
      - A. Structure must be on agricultural land as determined by the governing assessor for municipality or county under MN Statue Section 273.13, subdivision 23
      - B. The structure must be designed, constructed, and used to house farm implements, livestock, or agricultural products under MN Statue Section 273.13, subdivision 23
      - C. The structure must be used by the owner, lessee, and sublessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural products.
- 3.6 Summary Table
  - o “Note 5 – Side yard setbacks for R-2 residential shall be 25’ in the Shoreland Overlay District” was removed.
    - Side yard setbacks for the shoreland overlay district are addressed in section 10.11.2 of the ordinance.

- With the deletion of note 5, note 6 was updated to be note 5
- 6.2 Permitted Uses. – the below permitted uses were added to the High-Density Residential District
  - 2. Duplex, triplex, and quad residential properties which have access to public municipal or community sewer and municipal or community water.
  - 5. Existing manufactured home parks and campgrounds as of the effective date of this Ordinance, on properties which have access to public municipal or community sewer and municipal or community water.
- 6.4 Conditional Uses.
  - 4. Multiple family dwelling units of 5 or more on properties which have access to public sewer and water.
  - 5. New manufactured home parks and campgrounds constructed after the effective date of this Ordinance on properties which have access to public municipal or community sewer and municipal or community water.
- 7.2 Permitted Uses
  - Commercial Uses. Commercial retail and service establishments including but not limited to general merchandise, motor vehicles, farm machinery, apparel, furniture, hardware, food, eating, drinking, lodging, personal and professional services, entertainment and recreation facilities and services, finance, insurance and real estate services which include highway commercial and neighborhood commercial uses, existing resorts, campgrounds, and other commercial recreational facilities on properties which have access to public municipal or community sewer and municipal or community water as of the effective date of this Ordinance.
- 7.4 Conditional Uses
  - 10. New or expansion of existing resorts, campgrounds and other commercial recreational facilities constructed as of the effective date of this Ordinance to a new or additional parcel.
- 10.9 Allowed Uses
  - 10.9.3 Lake Classes in High Density Residential District
    - The table was edited to include the following

<u>Duplex, triplex, and quad Residential*</u>	P	N
<u>New Campgrounds constructed after the effective date of this Ordinance*</u>	N	N
<u>Existing Campgrounds constructed as of the effective date of this Ordinance</u>	<u>P</u>	<u>N</u>
<u>Existing Manufactured Home Parks constructed as of the effective date of this Ordinance*</u>	<u>P</u>	<u>N</u>
<u>Expansion of Campgrounds constructed as of the effective date of this Ordinance to a new or additional parcel*</u>	<u>C</u>	<u>N</u>
<u>Expansion of Manufactured Home Parks constructed as of the effective date of this Ordinance to a new or additional parcel*</u>	<u>C</u>	<u>N</u>

\* On properties which have access to public municipal or community sewer and municipal or community water.

- 10.9.5 Lake Classes in Water-Oriented Commercial-Residential District
  - The table was edited to include the following

Duplex, Triplex, and Quad Residential*	P
<u>New Campgrounds constructed after the effective date of this Ordinance</u>	N
<u>Existing Campgrounds constructed as of the effective date of this Ordinance</u>	P
<u>Existing Manufactured Home Parks constructed as of the effective date of this Ordinance*</u>	P
<u>Expansion of Campgrounds constructed as of the effective date of this Ordinance to a new or additional parcel*</u>	C
<u>Expansion of Manufactured Home Parks constructed as of the effective date of this Ordinance to a new or additional parcel*</u>	C

\* On properties which have access to public municipal or community sewer and municipal or community water.

- 10.11 Lot Dimensions, Placement, Design, and Height of Structures
  - 10.11.1 **Lot Dimensions.** In any shoreland district new lots must meet the following minimum dimensions:
    1. Lot size: 5 acres except for the following:
      - A. Triplex (Non-Riparian): 5.5 acres
      - B. Quad (Non-Riparian): 7.34 acres
    2. Lot width: 300 feet except for the following:
      - A. Duplex (Non-Riparian): 400 feet
      - B. Triplex (Riparian): ~~300~~ 400 feet
      - C. Triplex (Non-Riparian): ~~375~~ 600 feet
      - D. Quad (Riparian): ~~375~~ 500 feet
      - E. Quad (Non-Riparian): ~~490~~ 800 feet
      - These changes were made as a requirement of the DNR to match what is required in state statute and Pine County.
  - 10.11.2 Placement of Structures on Lots.
    - 5.C Existing Campgrounds
      - ii. Individual RVs within a campground are not required to obtain a separate permit with Windemere Township, provided the campground holds all required permits and the occupancy otherwise complies with all applicable Township, County, and State regulations.
- 10.13 Placement and Design of Roads, Parking Areas, and Driveways
  - 10.13.2 “Documentation must be provided by a licensed engineer that all roads and commercial and multifamily housing parking areas are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local soil and water conservation district, or other applicable technical materials.”
    - The word commercial was added to specify what types of parking areas need a licensed engineer.
- 15.1 Zoning Permits
  - 15.1.5 Exceptions
    - 12. Installation of Manufactured homes, and their footings, slabs, and or steps in a licensed Manufactured Home Park, with a copy of other governmental approvals to the Township.

The following changes were made to the draft Comprehensive Plan:

- 2.0 Policy Plan - Shoreland Areas
  - o Table 1 - The structure setbacks from the OHW on Recreational Development lakes changed from 150 feet for both sewer and unsewered lots to 100 feet for unsewered lots and 75 feet for sewer lots. The structure setback from OHW on Tributary Rivers for sewer lots changed to 75 feet.
    - This was done to align with the setback changes that were made to the zoning ordinance at the public hearing on 03/03/2026.
- 2.0 Policy Plan – Seasonal Population – Campgrounds or Resorts
  - o Existing campgrounds are allowed to remain in their current configuration. Existing manufactured home parks and campgrounds as of the effective date of the ordinance, on properties which have access to public municipal or community sewer and municipal or community water. Campgrounds existing on the effective date of the ordinance are a permitted use. Resorts would continue and may expand or improve on or adjacent to their present locations through the commercial PUD process.

The following change was made to the draft Land Use Map:

- The name of the Land Use Plan Map was changed to Future Land Use Plan Map
- The following PID was changed from forest management to sensitive area:
  - o PID 330852000
    - This change was made at the 03/16/2026 Planning Commission Special Meeting to align with the draft zoning map and draft shoreland overlay district map.
- The following PID's were changed from rural residential to campgrounds, resorts, water-oriented commercial-residential
  - o PID 330234000
  - o PID 330233000
  - o PID 330241000
  - o PID 330228000
  - o PID 330230000

The following changes were made to the draft Zoning Map:

- The following PID's were changed from residential rural to commercial:
  - o PID 330234000
  - o PID 330233000

The following changes were made to the draft Shoreland Overlay District Map

- The following PID's were changed from residential recreational to water-oriented commercial-residential
  - o PID 330234000
  - o PID 330233000

The following items have been brought to our attention as a matter of discussion:

#### Section 3.3 District Regulations

3.3.5 The following provisions apply to all zoning districts:

1. No accessory structure or use may be established on a lot in the R-2, R-3 or C-1 zoning district without the establishment of a principal structure or use on the same lot unless the lot is over 40 acres. The maximum size of an accessory structure without

principal structure in any zoning district shall be 1200 square feet and only one accessory structure is permitted.

## Planning Commission Statement 3-23-2026

After months of review, the planning commission is here to recommend this draft comprehensive plan and zoning ordinance to the Town Board. Studies covered topics like zoning, lakes, septic systems, lot sizes and water quality. Below are some sources and references used.

**Freshwater Society**

**Kettle River Watershed**

**Minnesota Department of Natural Resources**

**Minnesota Lakes and Rivers**

**Minnesota Public Radio**

**Minnesota Pollution Control Agency**

**Pine County Soil and Water**

**St Croix Water Shed**

**Star Tribune**

**Sustainable Development Code**

**Windemere Lakes Association**

*Based on current studies, there are several reasons why larger lots and lower density are appropriate for our Township; here are just a few.*

\*Traditional shoreland protection methods are inadequate. Shifting social norms toward health-focused management is necessary to reflect public values on clean water and healthy lakes.

\*Land closest to surface water plays a crucial role in water quality. About **50%** of the natural shoreline in MN has been lost to development

\*The Minnesota Pollution Control Agency (MPCA) estimates there are 500,000 to 600,000 **septic systems** in use. Over **100,000** are currently failing, with many located along shorelines and contributing pathogens and nutrients to lakes and streams, impacting water quality.

\*Minnesota's Shoreland Management Act directs local governments via state regulation, aiming to preserve water quality and shoreland value.

\*Better lake water shows that limiting development is effective. Municipal sewer systems make responsible growth possible.

Here are the mission statements from a local conservation district and lake association:

### **Pine Soil and Water Conservation District**

Pine Soil and Water Conservation District is an organization committed to preserving and protecting the soil and water resources of Pine County. We strive to make a difference; to help landowners understand conservation and implement practices that will protect and preserve our soil and water resources. Our goal is to educate the public on conservation principles and practices, while assisting in implementation of those practices.

### **Windemere Township Lakes Association**

The Windemere Township Lakes Association is organized to protect and improve the quality of the lakes, the values of the property, and the natural recreation facilities of Windemere Township in Pine County, Minnesota. Some of the specific matters of concern of this organization are water, noise, land and air pollution, and ecology, as it pertains to the natural resources and health of the residents of Windemere Township.

We encourage ongoing collaboration between the Conservation District, Lakes Association, and Town to protect our lakes and land for future generations.

### **I want to read a letter to the Planning Commission from a long-time Windemere Township landowner:**

First things first. Speaking, labelling or any way of identifying private sewer systems that are not working properly is undesirable around here. Not even the state legislature wants to touch the subject. It's generally not discussable and the reasons are undiscussable. The DNR is cautious on the subject. The county enforcement is ineffective primarily because laws don't allow it! Credit the "point of sale" inspection rules. "No sale, no inspection." Restricting small shoreland lots remains an effective way to promote public sewer funding. Deferring construction of private sewer systems on newly developed small lots until a municipal system available is a way of avoiding the time bomb of private systems.

If even a portion of the funds spent on disputes over small lots were directed toward municipal sewer planning and funding, we'd be much closer to finding a solution.

Many, if not most of the claims the developers make are intended to gin up opposition to the proposed ordinance—the claims are either mostly false or totally misleading. Truth be known, fewer than 6 or 7 out of 1250 electors (most developers are not electors) would benefit from continuing to develop small lots. The most egregious issue is the claimed, fear-inducing "non-conforming" claim. The "non-conforming event" predates current planning and the current proposed ordinance by 11 years. Specifically, blame the 2015 ordinance.

While we all can celebrate the consistency of lake clarity in the past decade, it makes no sense to drive into the future while looking in the rear-view mirror. The planning commission past and

present can claim understanding of clear cause and effect. 300 more small lots with private systems inside tight setbacks is ill-advised.

The biggest issue affecting this decision is timing. This restrictive ordinance is 40 years too late. Plain and simple science: Small lots on sensitive lakeshore is an enemy of the environment. While it's good to appreciate what we have, wanting more is not the right answer at this time.

Long time Windermere landowner and resident

As planning commission members, we recognize that open spaces, clean air, and natural resources are vital to the Township's health and economy. We support zoning regulations that protect farmland, forests, and water quality so future generations can enjoy our landscapes and community. Our aim is to balance development with environmental stewardship while preserving the Town's rural character. Reducing density can promote improved water quality and a more natural shoreline, thereby minimizing the impact on our natural resources. As stewards of the land, we have a responsibility to manage it wisely and ensure its preservation for future generations.