

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, August 10, 2005

This meeting of the Lake Township Planning Commission was called to order at 7:07 PM by Chairman Lou Colletta. Also present were planning commission members McCallum, Geppert and Ehrlich. Lalley absent. Also present were Supervisor Clay Kelterborn and Zoning Administrator Arnie Russell.

Minutes of the June 27 2005 meeting were approved upon motion by Geppert, seconded by Colletta. Motion carried.

Correspondence read. (One complaint filed with Zoning Administrator regarding property located at M-25 and Blake Drive).

Discussion on site plan review by planning commission. Site plan submitted by Mary Jo Tarrien reviewed. Application is incomplete and the check for a variance appeal should be refunded until the required information is submitted which includes a complete survey showing existing improvements, building plans showing foundation, floor plan, three elevation plans and a current septic review by the County Health Department.

Site plan submitted by Donald Landerschier reviewed. Application indicates a ridge height of 29 feet. Ridge height on building plans appears to be 31 feet. No garage dimensions shown on site plan. Septic system does not meet setback requirements according to site plan. Applicant is requesting a variance for garage size and building height. Garage size in the R-1 district is restricted to 672 square feet, whether attached or unattached. A garage plus one additional accessory structure are allowed as long as they do not exceed 1200 square feet in total square footage between the two structures.

Site plan submitted by Carl Wisniewski reviewed. Meets zoning requirements.

Site plan submitted by Jon Czernel reviewed. Zoning requirements met.

Review of zoning district map. Need to check with Rob regarding name change of R-1 Single Family Residential to R-1 Single Family Residential – Waterfront, as to whether this constitutes a change which requires notification of all property owners in this district. Discussion on industrial district. Motion by Geppert to amend Master Plan to eliminate any industrial development in the Community/Business Center, seconded by Colletta. Motion carried.

B-1 districts on the northside of M-25 to be rezoned to R-B, Residential-Business; B-1 triangular district in Section 13 on the southside of M-25 to be rezoned to R-2; B-1 district on Oak Beach Road, Section 13, rezone to R-2 other than parcel with existing bar; Industrial District on Oak Beach Road rezone to General Business and Industrial District on Kinde Road rezone to Agricultural.

Motion by McCallum to hold a public hearing on the 28th of September at the regular meeting, seconded by Ehrlich. Motion carried.

Reviewed Master Plan as it relates to the zoning map. Motion by Colletta to amend master plan map to reflect residential use on the northside of M-25 for residential uses, only. Motion carried.

Motion by Colletta to forward a copy of the letter from Huron County Building and Zoning in response to the Interim Zoning Ordinance to Rob Eggers, seconded by Geppert. Motion carried.

Motion by Colletta to adjourn, seconded by Geppert. Motion carried. Meeting adjourned at 9:07 P.M.

Valerie McCallum,
Secretary