

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, August 24, 2005

This meeting of the Lake Township Planning Commission was called to order at 7:05 PM by Chairman Lou Colletta. Also present were planning commission members McCallum, Geppert, Lalley and Ehrlich.

Minutes of the August 10, 2005 meeting were approved upon motion by Geppert, seconded by Ehrlich. Motion carried.

Correspondence read. An email from MTA listserv inquired on zoning ordinances for outdoor furnaces. Suggested that we check with JP's tree service for information on these furnances.

Complaints filed with Zoning Administrator reviewed.

Site Plan Review:

1. Dennis Herford, 3213-017-014-00, 4986 Port Austin Road. Replacing existing porch with larger porch 8 x 22, 18' above ground, not covered. Side yard setbacks, OHWM are not shown on site plan. Existing porch is nonconforming. 30 degree angle from neighboring properties needs to be checked.

2. Kenny Kappa, 3213-013-058-00, 3545 Port Austin Road. Deck on lakeside of M-25. Site plan isn't clear on where roadside setback is taken from, whether it's 23' from the road right-of-way or 23' from the edge of the road. If uncovered and less than 18', it can be 15' from the road right-of-way. Site plan shows 37' from the OHWM.

3. Salvatore Lipuma, 3213-06-261-00, 4658 Port Austin Road. Fence in side yard.

4. Donald Landschier, 3213-018-003-00, 5238 Port Austin Road. Resubmitted site plan with corrected ridge height and garage dimensions. If he is allowed to build a 1200 square foot garage, then no other accessory buildings can be built on this property. As long as proposed structure is in compliance with 30 degree rule from adjoining properties, the site plan is complete for the variance request.

Discussion on waterfront setback, buildable area and property or lot lines. Kelterborn suggested dividing the waterfront into different areas for zoning purposes depending on lot size as previously discussed. McCallum suggested tabling further until next month's meeting. Colletta agreed.

Kelterborn suggested that professional site plans should be required for certain projects.

Discussion on Dale Ignash property on M-25. He wants to replace the last small cottage with a 1-1/2 story new structure keeping the new structure in line with the existing structures. The new ordinance requires a greater setback. It was agreed that it would look best to keep it in line, but he would have to apply for a variance.

Motion by Geppert to adjourn, seconded by Colletta. Meeting adjourned at 10:00 P.M.

Valerie McCallum, Secretary

