

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, September 14, 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 along with four guests.

Site Plan Review:

1. Dennis Herford, 3213-017-014-00, 4986 Port Austin Road. Re-review of site plan submitted at August 10th meeting. 8 x 22 porch is now shown as being covered by a pergola. This would change the setback requirement to 35' from the OHWM. The site plan also needs to show the 30 degree angle from principal structures on adjoining properties.

2. L.J. Wade and Todd Gordon, 26 acre parcel in Section 15. Proposing to develop into possible 30 sites. 20 acres are suited for development. The remaining 6 acres are wetlands. Copies of Chapter 16 of the Interim Zoning Ordinance related to Planned Unit Developments and Chapter 17, Road Standards, were given to applicants for review. Applicants then left the meeting at 8:05 P.M.

3. Paul Golsch, 3213-017-004-00, 4946 Port Austin Road. House built 2004, now adding a deck on waterfront side. 30 degree angle needs to be checked and documented on site plan. If it meets this requirement, it can be approved by Zoning Administrator.

4. Michael Krause, 3213-017-027-00, 4985 Port Austin Road. Deck addition. Setbacks documented and met.

5. Willett Damrow, 3213-025-002-00, 5851 Grassmere Road. 24 x 36 pole shed. Setbacks documented and met.

6. Richard Champagne, 3213-025-005-00, 5814 Champagne Road. 12 x 16 accessory structure. Setbacks documented and met.

7. Terry Smith, 3213-027-004-50, 4812 Etzler Road. Three decks. Setbacks documented and met.

8. Bob Miller, 3213-019-107-00, 6275 Sand Road. New home with porch and attached garage. Setbacks documented and met.

Discussion on setback from OHWM and lot coverage from the seawall, platted front lot lines versus metes and bounds lots. Colletta summarized meeting in this regard with Attorney Don Clark.

According to Mr. Clark, zoning in this regard is flexible and up to the township. In instances where ownership is questioned, property owners can be required to seek quiet title to the waters edge. The emphasis in zoning needs to be consistency. Colletta had samples of other shoreline ordinances which were copied and distributed to all members for review.

Site plan for 3213-015-278-00 reviewed. House was constructed in 2004. The township has had complaints and questions asked about the size of the structure. Setback and lot coverage requirements were in accordance with the zoning ordinance. Colletta suggested that lot coverage be based on proportional percentages rather than dividing the waterfront into different districts. Plat maps showing the different waterfront areas were distributed to all members to review in order to discuss this at the next meeting.

McCallum to check with Wade Trim to see if Master Plan is available on disk.

Motion by Ehrlich to adjourn, seconded by Lalley. Meeting adjourned at 9:45 P.M.

Valerie McCallum, Secretary

