

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, October 26, 2005

This meeting of the Lake Township Planning Commission was called to order at 7:07 PM by Acting Chairman Gerry Geppert. Also present were planning commission members McCallum, Lalley and Ehrlich. Colletta absent. No guests.

Motion by Lalley to approve three sets of minutes of September 28, 2005 with one correction to the minutes from the 2:30 PM meeting, as follows: motion to adjourn "seconded by Lalley" should be "seconded by Geppert", and to also approve the October 12, 2005 minutes as written. Motion seconded by Ehrlich. Motion carried.

McCallum advised the members that Barry Murray and Mike Kleppinger are looking into a proposal to have MSU students in the winter term assist the planning commission with developing a schedule of setbacks, lot coverage and other zoning regulations for the shoreline.

Review of variance requests to be scheduled for Mary Jo Tarrien and Thomas Hedger. Discussion on Interim Zoning Ordinance.

New Business:

Site Plan Review:

1. **4452 Sand Road** – Submitted by Dan McIlhargie. Zoning Administrator Russell has not completed his review but will inspect the property on Thursday, October 27th. If the site plan is accurate as drawn and labeled, the proposed addition will meet the required setbacks. The adequacy of the septic for three bedrooms needs to be confirmed with the Huron County Health Department. Russell is awaiting a survey from Case Surveying. If his inspection and the survey show the same locations and setbacks as the site plan, the planning commission would recommend approval without waiting until the next meeting.
2. **6822 Hilltop Drive** – Richard Voss. Screen porch addition to side of existing garage. Garage is 400 square feet, porch addition is 168 square feet. Meets setbacks. Approval recommended.
3. **4356 Port Austin Road** – David Hafelein. Replacement of existing sun porch. No alterations to be made to the existing foundation, flooring and hot tub. Just replacing the glass enclosure. Approval recommended.

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Old Business:

Geppert asked Arnie Russell whether he needs to follow up on businesses being operated in Section 16 by Paul Beck as mentioned at the September 28th rezoning hearing. No formal complaints have been made to the township at this time.

Motion by Ehrlich to table items from September 18, 2005 meeting which were tabled at that meeting until next meeting, seconded by Geppert. Motion carried.

McCallum read from Peninsula Township Ordinance "**Property Boundaries**" which reads as follows: "The Zoning Administrator shall require property boundaries to be located and marked by a registered land surveyor. In case of properties located along a shoreline, if there is any question of location of the 'ordinary high water mark', the Zoning Administrator shall also require this level to be set and marked by a registered land surveyor" and suggested that this might be something to add to our zoning ordinance.

Geppert read a definition of "**Benchmark**" from Webster's Dictionary. Current definition in the Interim Zoning Ordinance states, "a point of reference." Webster defines benchmark as follows: "a surveyor's mark made on a permanent landmark that has a known position and altitude." Geppert suggested amending our definition.

Discussion with Zoning Administrator Russell on the site plan review process by the planning commission. Russell stated that he doesn't have any problem with the planning commission reviewing site plans, the only concern he has is with contractor's complaining about the wait.

Motion by Geppert to schedule a meeting for November 30, 2005 at 7:00 PM, seconded by McCallum. Motion carried.

Motion by McCallum to adjourn, seconded by Geppert. Meeting adjourned at 8:45 P.M.

Valerie McCallum, Secretary