

# LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes  
Wednesday, May 24, 2006

This meeting of the Lake Township Planning Commission was called to order at 5:10 PM by Chairman Lou Colletta. McCallum, Geppert, Ehrlich and Lalley present along with four guests, including Michael Canteberry.

Chairman Colletta suspended the regular order of business in order to allow Mr. Canteberry to give his presentation on the shoreline impact study.

Mr. Canteberry described four different types of views from M-25, panoramic lake views, filtered lake views, cottage views and forested/wooded views. He stated that the biggest threat to existing lakeviews is the development of big footprint houses and showed examples of such houses, as well as existing cottages and also vegetation impacts.

Mr. Canteberry also stated that there should be some protection of naturalistic views such as split rail fencing and stone walls. Emphasis could be on natural building materials such as wood and stone rather than brick or use brick with wood. He stated that entire brick homes give a more suburban look. He also suggested encouraging historic style architecture and naturalized plantings with native species. He stated that architects need to be pushed to be creative.

He provided copies of a preliminary draft of a corridor overlay zoning district. Grade and building height were discussed. He stated that "average grade" is typical language in other communities. Discussed trees and possible language for preservation or replacement. Discussed maximum building size.

Discussion on creating an overlay zone for the south side of M-25 in the R-2 zoning district and incorporating the overlay suggestions presented by Mr. Canteberry for R-1 within the R-1 zoning ordinance, itself.

Mr. Canteberry stated that currently there is a 23% excellent unobstructed view of the lake along M-25, 20-25% is a partial view and the remainder is a blocked view.

Discussion on site plans and requirements for submittal. Canteberry suggested professional plans should be required.

*(Mr. Canteberry left at 8:00 P.M.)*

Discussion on zoning along north side of M-25. Need to consult with attorney on re-zoning concerns.

Discussion on nonconforming structures and the ZBA. The ZBA granted approval of the Hedger project to add a second story but the lower structure is being rebuilt. Kelterborn to request a legal opinion and a letter to the architect regarding replacement of walls.

Minutes of April 26, 2006 approved upon motion by Lalley, seconded by Geppert. Motion carried.

Next meeting with Michael Canteberry to be June 28<sup>th</sup> at 5:00 P.M.

**Correspondence:**

Read letter from Mary Jane Voelker regarding neighbor's construction and impact to her property. McCallum recommended forwarding a copy of her letter to the ZBA for informational purposes.

**Site Plan Review:**

1. **5196 Port Austin Road** – Submitted by Darin Sprague for property owners, Rick and Joyce Mollick for a roof over an existing porch. Site plan is not drawn to any scale. Needs to be resubmitted and properly drawn.
2. **3410 Port Austin Road** – Submitted by Thomas Renke for a 12 x 16 shed. Approval recommended.

Referring back to the April 26 minutes, Chairman Colletta reiterated that any site plans submitted must be done to scale.

3. **4389 Cochran Road** – Submitted by Robert Zielinski for a 12 x 16 shed. Approval recommended.
4. **4760 Port Austin Road** – Submitted by Mark Scott for a 12 x 10 potting shed. Approval not recommended until carport is removed due to limitation on two accessory structures.
5. **3559 Port Austin Road** – Submitted by Darin Sprague for property owner, Greg Despres for an 8 x 14 deck. Approval recommended.
6. **3683 Port Austin Road** – Resubmitted by William Mutart for new garage. Needs to meet side yard setbacks of 10' and 6'.

Motion by Geppert to adjourn, seconded by Lalley. Meeting adjourned at 9:10 P.M.

Valerie McCallum, Secretary