

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, June 28, 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 two guests.

Chairman Colletta suspended the regular order of business in order to allow for site plan review and Zoning Administrator's items to be taken care of first.

Zoning Administrator Russell asked for clarification on campers on vacant property. Section 1202.4 allows for such a use for a maximum of 14 days in a four month period providing there are adequate water and sewer facilities. A permit is required. Mr. Russell referred to a camper parked on a vacant lot on New Sand Road and will notify owner that it must be removed. Mr. Russell also to contact County Health Department regarding this property.

Site Plan Review:

1. **4603 Port Austin Road** – Submitted by Alynn Ball Lee for a deck. Approval recommended.
2. **5417 McCormick Road** – Submitted by Don McBride for a living addition and deck. Approval recommended.
3. **5119 Port Austin Road** – Submitted by Gary Vincent for an attached garage. Approval recommended.
4. **5349 Indian Trail** – Submitted by John Mansfield for a 120 square foot shed. Doesn't need site plan review by planning commission since under 150 square feet.
5. **6811 Clair Lane** – Submitted by Edward Kaszubski for a deck. Approval recommended.
6. **Casai Drive** – Submitted by Pat Woolworth for addition/remodel of existing nonconforming structure. Approval denied. Exceeds maximum lot coverage and doesn't meet setback requirements. Zoning Administrator and Building Inspector should arrange a meeting with Mr. Woolworth and his architect to determine the structural integrity for his proposed plans before proceeding with a variance request before the ZBA.

Motion by Geppert to approve the minutes of May 24, 2006, seconded by Lalley. Motion carried.

Correspondence read. Discussion on June 2, 2006 letter from Mead & Hunt. Colletta, Lalley and Kelterborn to meet with Walt Salens to discuss response letter.

Memo of June 8, 2006 from Zoning Administrator Russell regarding side yard setbacks discussed. Definition of side yard to be revised as follows:

YARD, SIDE: A yard between **all** buildings and the side lot line...to nearest point of **all** buildings.

Also revised the graphic extending the side yard from the front property line to the rear property line. Motion by Colletta to make these revisions, seconded by McCallum. Motion carried.

Reviewed materials sent by Mike Canteberry. Discussion on landscaping restrictions, height restrictions and 50' setback.

Accessory height clarification. No discussion.

Zoning Administrator Russell asked about installation of generator on new home at 4150 Port Austin Road. Needs to meet required setbacks and be enclosed or shielded.

Motion by McCallum to schedule a working meeting for Thursday, June 29, 2006 at 7:00 P.M. for the purpose of working on the zoning ordinance review, seconded by Geppert. Motion carried.

Discussion on grade alterations. Motion by Colletta to recommend site plan review for all projects in the R-1 district, seconded by Lalley. Motion carried.

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

Valerie McCallum, Secretary