

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, August 10, 2006

This meeting of the Lake Township Planning Commission was called to order at 6:35 PM by Chairman Lou Colletta. McCallum, Geppert and Lalley present along with Mike Canteberry of Land Design Collaborative. Six guests in attendance.

Discussion on nonconforming structures and restoration. Colletta spoke to his insurance agent regarding a situation where a nonconforming structure is destroyed more than 50%. The agent explained a provision some homeowner's policies may have called "law and ordinance" which provides for up to \$30,000 for a new lot in addition to the value of the structure.

Reviewed overlay provisions. Discussed tree diameters. Change 18" to 12".

Discussion on 50' setback and nonconforming lots. Mr. Canteberry to check whether 80% rule in Section 13 would supercede overlay restrictions.

Discussed sketch plan review. Mr. Canteberry explained that this less formal process is to allow the planning commission the opportunity to work with the developer prior to submitting a formal site plan.

Geppert inquired as to other communities using an overlay zone. Canteberry mentioned Traverse City and Petosky.

Discussion on building height. Colletta asked Mr. Canteberry about the rationale for 21' building height. Canteberry explained that the height limit was once as high as 35' then dropped to 27' and he saw many houses with an even lower profile. 21' was the mid-range between 35' and the lower profiles observed throughout the shoreline area. Change to 27'.

Discussion on exterior building materials and why not all brick. Canteberry explained that brick is an urban material and preserving the rural character can be better done without using brick.

Discussion on Section 6.5, Mechanical and Service Equipment and wood/corn burning stoves. Canteberry suggested that the planning commission discuss these issues as they arise.

Discussion on septic concerns and site plan review. Basic required submittal standards should also include a survey. Side yard setbacks are taken from the roof overhang.

Geppert commented that he is not in complete agreement with the overlay zone and the reasoning behind it as far as the viewshed.

Discussion on lot coverage and whether cement drives, patios and such should be included and if included, should the maximum lot coverage percentage be changed. Canteberry to look into this further and advise.

Comments were made by persons in attendance regarding limitations on building height being only 1-1/2 stories along the shoreline, especially in regard to existing two story homes that could not be replaced with two stories.

Motion by Geppert to adjourn, seconded by Colletta. Meeting adjourned at 9:30 P.M.

Valerie McCallum, Secretary