

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes

Wednesday, February 28, 2007

The meeting of the Lake Township Planning Commission was called to order at 7:03 PM by Chairman Colletta. Geppert and Lalley were present along with 3 guests. McCallum and Ehrlich were absent.

Motion by Geppert to approve the minutes of January 24, 2007 as presented, seconded by Lalley, motion carried.

New Business-Site Plan Review:

Hirth- 4055 Port Austin Road-Applicant wants to remove existing home and build a new home with attached garage. The proposed location of the home would be twelve and one half (12.5') feet from the road right-of-way, the required setback is twenty five (25') feet. Lalley pointed out that since the property is non-conforming the property owner could utilize Section 1303. Nonconforming Lots of Record, which requires the applicant to meet at least eighty percent (80%) of the applicable required setbacks for that district. If applicant is willing to locate the house twenty (20') feet from the road right-of-way the planning commission can approve the project. The Hirth's agreed to submit a new site plan with the new home twenty (20') feet from the road right-of-way. The Hirth's still need to provide the township with a copy of their soil erosion permit before Zoning Administrator Russell can give final approval of their site plan.

Mark Krebs was in the audience and asked if Chapter 18 the Overlay District would be discussed. Colletta stated that there would be no discussion on the matter and that it would be removed from the agenda. When discussion on Chapter 18 is resumed it will be included in future agendas.

Paul Beck asked if the attorneys had forwarded the language changes to the ordinance concerning his property. Colletta stated that he had not received any suggested language. Beck also questioned the General Business District-Uses Permitted by Right and Uses Permitted After Special Approval. He has concerns that even with the proposed changes to the ordinance, he will need to apply for a Special Approval in order to continue his business. The commission members assured Mr. Beck that he could continue with his current business without seeking a Special Approval. Colletta suggested that Mr. Beck voice his concerns to his attorney.

Passman-4639 Port Austin Road-members reviewed the Passman site plan. Planning Commission did not approve site plan due to twenty seven (27%) percent lot coverage, the maximum lot coverage is twenty five (25%) percent. The site plan has already received

approval from the Zoning Board of Appeals for a side-yard setback variance. Applicant will need to apply for a variance on lot coverage.

Nextel-Etzler Road-Nextel has submitted a site plan to construct a storage building to house mechanical equipment at the Etzler Road location. The proposed building is a prefabricated concrete structure located within the fenced in area on the site. Section 1611. Wireless Communication Ordinance D-5 states that buildings shall be constructed of brick. The commission members stated that they felt the intention of the word brick in the ordinance includes, block, masonry, prefabricated concrete and similar products. Commission approved site plan as presented. Nextel will need to contact Building Inspector, Tory Geilhart for a permit.

Colletta stated that the Planning Commission should consider changing Section 1611, D-5 to include a more detailed list of building materials.

Members discussed the proposed Planning Commission meeting schedule for 2007-08 which includes a November 28th meeting. In the past the commission did not plan a November meeting and only held one on an as needed basis. Lalley stated that the meeting is the week following Thanksgiving and shouldn't be a problem for most members. The schedule still needs board approval at the Budget hearing in March.

Next meeting scheduled will be on March 28 at 7:00 P.M. Motion by Geppert to adjourn, seconded by Lalley. Motion carried. Meeting adjourned at 8:30 P.M.

Kathleen Bolton, Recording Secretary