

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, March 28, 2007

The meeting of the Lake Township Planning Commission was called to order at 7:00 PM by Chairman Colletta. Geppert and Ehrlich were present along with 1 guest. McCallum and Lalley were absent.

Motion by Geppert to approve the minutes of February 28, 2007 as presented, seconded by Ehrlich, motion carried.

Motion by Ehrlich to renew the subscription to *Planning & Zoning News*, seconded by Geppert. Motion passed.

Members discussed tent structures/steel carports and they feel that metal, fiberglass and plastic panel buildings are structures and property owners need to submit a site plan for approval. Structures that are canvas or plastic sheeting are considered tents and are regulated under Section 1202.4 of the Lake Township Zoning Ordinance.

Colletta read portions of a letter from Gary Bauer, Leasing and Real Estate Consultant representing Detroit Edison. Mr. Bauer has been retained to inform landowners about large scale wind projects and to assist in obtaining land easements for wind turbine sites. Mr. Bauer had contacted the office and offered to make a presentation to the commission at their next scheduled meeting. Colletta asked that Mr. Bauer be contacted and invited to the April 25th planning commission meeting.

The members discussed lot coverage, the current ordinance includes deck structures in lot coverage but not concrete, cement or asphalt patios and driveways. Some communities limit the amount of impervious surfaces to reduce the amount of runoff and protect water quality. The members discussed the possibility of increasing the lot coverage to 35%, 25% allocated to buildings and structures and allowing 10% for driveways, patios and other impervious surfaces. Members questioned if pavers, compacted stone and patio blocks would be considered impervious surface. No action taken.

Colletta read portions of a sample Light Pollution/Dark Skies ordinance. The township has received complaints from residents about bright floodlights on adjacent properties. Members would like more sample ordinances to review before moving forward on the issue.

Discussion on the Mining & Mineral Extraction sample ordinance was tabled.

Colletta read the proposed changes to R-B Residential Business Section 1001 and 1002 as prepared by Attorney Salens.

Section 1001. Intent and Purpose

*To permit multiple family dwellings and the associated waterfront businesses and cottages, including facilities for seasonal and tourist use, **and businesses legally in existence on the effective date of this ordinance.***

Section 1002. Uses Permitted by Right

Following are the principle permitted uses by right within the R-B District

A. All uses permitted by right within the R-1 District, subject to the terms and conditions within Chapter 10.

B. Multiple family dwelling groups, such as rental cottages and tourist homes, bed and breakfast facilities.

C. Commercial enterprises existing in the district on the effective date of this ordinance.

The changes (indicated in bold type) were proposed to address the Paul Beck property. Colletta has concerns about "C." and the possibility for existing businesses to expand. The members would like clarification from Salens before proceeding.

Colletta attended a Michigan Department of Environmental Quality meeting in Bad Axe recently and he stated that the township needs to be more aware of floodplains, wetlands and high risk erosion areas when reviewing site plans and issuing building permits.

Next meeting scheduled will be on April 25th at 7:00 P.M. Motion by Geppert to adjourn, seconded by Ehrlich. Motion carried. Meeting adjourned at 8:30 P.M.

Kathleen Bolton, Recording Secretary