

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, April 24, 2007

The meeting of the Lake Township Planning Commission was called to order at 7:00 PM by Chairman Colletta. Geppert, Ehrlich, McCallum and Lalley were present. Six representatives from Detroit Edison were in attendance for their presentation along with approximately 30 guests.

Representatives from Detroit Edison presented a power point presentation on Wind Power, a question and answer session followed. A copy of the presentation is on file at the township office.

Following the presentation at 8:28PM commission members proceeded with agenda items.

Motion by McCallum to approve the minutes of the March 28, 2007 meeting with the exception that the portion of the minutes referring to structures that are canvas or plastic sheeting being regulated under Section 1202.4 is not correct and needs to be discussed under old business, seconded by Geppert. Motion passed.

Site Plan Review

Hodor, Dan-5138 Port Austin Road, wants to add a one story addition to the home on the lake side. The lot coverage with the addition would be 22%. The survey shows that the 30 degree angle requirement is being met. There is a question if the addition would be the required 35' from the high water mark. The survey and site plan shows the seawall but does not indicate the high water mark.

Zoning Enabling Act Seminar-Four of the commission members attended the Zoning Enabling Act Seminar held on April 14th in Bad Axe. Colletta will provide copies of the handout materials to Geppert.

Beck property rezoning-McCallum read the amended RB language provided by Salens concerning the Beck property. The suggested language change would affect all properties in the RB district and would put more requirements on all RB properties. Discussion followed on the benefits and problems with changing the language or leaving the Beck property commercial.

Motion by McCallum, seconded by Lalley to leave the Beck property zoned commercial,

Roll call vote:

Ehrlich-YES

McCallum-YES

Colletta-YES

Geppert-YES

Lalley-YES

Colletta would like a letter sent to Mr. Beck (cc: Salens) informing him of the commission's decision.

Wind Turbines-The commission has received copies of model Wind Power Farm ordinances and will review them for future discussion. Buyout to impact zones is an option to be considered.

Tent structures/steel carports-Commission members discussed tents, canvas shelters, and metal carports. McCallum questioned the commission's remarks from the March 28th meeting stating that canvas storage shelters are covered by **Section 1202.4**. McCallum feels the canvas storage structures should be addressed with **Section 1203.9 Use of Yard Spaces and other Open Areas for Junk Storage**. Commission members agree that some of the issues with canvas structures would fall under the regulations of **Section 1203.9**.

McCallum made a motion to request the board place a moratorium on pre-fabricated canvas and steel carports, seconded by Colletta. Motion carried. A letter will be sent to the board requesting the moratorium.

Mining & Mineral Extraction-the commission members have a number of model ordinances to review. The damage to the local roads on large mining & excavating projects is a concern.

Light pollution ordinance-tabled

Lot coverage-tabled

Motion by McCallum to adjourn, seconded by Ehrlich. Motion passed. Adjourned 10:21PM.

Next Planning commission meeting is scheduled for May 23rd at 7PM.

Kathleen Bolton, Recording Secretary