

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, May 23, 2007

The meeting of the Lake Township Planning Commission was called to order at 7:00 PM by Chairman Colletta. Ehrlich, McCallum and Lalley were present. Zoning Administrator Russell and one guest were also present. Geppert phoned to inform he would be late.

Motion by McCallum to approve the minutes of the April 24, 2007, seconded by Colletta. Motion passed.

Correspondence-Colletta submitted an article from the Bay City Times titled "Quality of Life" by Joe Holbrook. McCallum read the article for the committee and guest.

Geppert arrived at 7:13PM.

Site Plan Review

Walsh, James-13-018-001-50 Committee reviewed site plan packet provided by Mr. Walsh. The proposed home will have a ridge height of 32' 3 1/8", the allowable height in R-1 is 28'. The site plan packet was complete and all information was provided. The members questioned the grade of the property and the planned elevation when the home is complete. The contractor assured the members that very little fill would be brought in. A ditch between the Walsh property and the neighboring Orr property should provide drainage for the area. Due to the proposed height the planning commission can not approve the plan. Mr. Walsh has already indicated that he would like to apply for a variance of the height ordinance; a ZBA hearing will be set.

Glinski, Jerry-13-018-005-70 Submitted a site plan application to build a single family home. Applicant has spoken to the MDEQ due to the wetlands on site and has received approval to build on the area that does not contain wetlands. Applicant met zoning ordinance requirements, plan approved.

Szymanski, Tom-4505 Trail Road Property owner submitted site plan application for an addition which includes a family room and half bath. The 1985 septic permit submitted with the application shows the existing home to be a two bedroom; the home is a three bedroom. The tank is 825 gallon capacity and the seepage bed is 400 sq. ft. which is undersized for a three bedroom home. Applicant states the home has always been a three bedroom. Applicant must provide the township with a septic review approved by the health department before the site plan can be approved.

Novak, Steve and Mary- 6548 Gagetown Road Applicants property not in Lake Township needs to apply to Caseville.

Land Split-possible rezoning

Krohn 13-016-322-00 Property owner owns two adjacent lots, the first being 120' wide and the second 100' wide giving a total of 220' frontage on Port Austin Road just east of State Park Road. He would like to combine the lots, and then proceed to split them with a commercial lot on Port Austin Road and a private road on the east lot line to access three residential lots. Mr. Krohn would like to know the planning commission position on the possible rezoning before proceeding with the lot split. The members reviewed the file and noted the large regulated wetland located on the frontage section of the lots. It appears splitting the property would result in a parcel with no buildable area. Members would like to obtain information from the MDEQ before giving their opinion on the possible rezoning.

Motion by Geppert to adjourn the meeting, seconded by Colletta. Meeting adjourned at 8:55PM.

Next Planning commission meeting is scheduled for June 27th at 7PM.

Kathleen Bolton, Recording Secretary