

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, July 25, 2007

The meeting of the Lake Township Planning Commission was called to order at 7:10 PM by Chairman Colletta. Geppert, Ehrlich, Lalley and McCallum were present. Zoning Administrator Russell and nine guests were also present.

Motion by McCallum to approve the minutes of the June 27, 2007, seconded by Geppert. Motion passed.

New Business

Site Plan Reviews

Darlene Hernalsteen, 4414 Port Austin Road, applicant removed a screen room on the back of the home and started construction of a sunroom with wood stud walls, windows and a peaked roof. Lot coverage is 33%, sunroom is being built on existing concrete foundation so there is no increase in lot coverage. Sunroom meets the height restrictions and the thirty degree rule. Site plan approved.

John Faber, 4722 Port Austin Road, applicant wants to do a small addition to the home and install a ramp for jet skis in the side yard. Site plan application does not show where neighboring wells or septic systems are located, and survey is unclear on side lot distances. No decision can be made until additional information is received.

Diamondshores Association, on Port Austin Road between Hilltop and Walter J Drive, applicants want to build a deck on the shoreline side for residents of the association. Plan does not meet road right-of-way setback requirements. Site plan application denied, applicants can request a variance hearing.

David Floore, 5512 Port Austin Road, started building an addition to their deck in 2006, and a stop work order was issued. Under Section 1310. Extensions of Nonconforming Buildings or Structures, the applicant is allowed to extend along the same plane up to fifteen (15") feet. The existing structures are at 35.47% lot coverage with the addition to the deck lot coverage will be 36.77%. Application denied due to lot coverage. Addition to deck will need to be removed or property owner needs to apply for a variance of the code. Railing on existing deck also does not meet current building code standards, if addition to structure is approved, building inspector will require that the railing be brought up to code.

Old Business

Wind Turbine Ordinance-members discussed the pros and cons of wind turbine operations. Matt Wagner and Gary Bauer of Detroit Edison were in attendance and answered questions from the planning commission members. Lalley also asked Wagner about the potential for methane digesters in the area as another alternative renewable resource. Wagner stated that at this time Detroit Edison is focused on wind power alternatives but that he would gather additional information for the commission on any information Edison has on the topic. Discussion followed on the model wind turbine ordinances the members had reviewed in the past month. The members feel they need to discuss the issue further and scheduled a special meeting for August 8th at 7PM.

Motion by Geppert to adjourn, seconded by Colletta. Motion passed, meeting adjourned at 9:19PM.

The next regular scheduled planning commission meeting is scheduled for August 22nd at 7PM.

Kathleen Bolton, Recording Secretary