

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, August 22, 2007

The meeting of the Lake Township Planning Commission was called to order at 7:00 PM by Chairman Colletta. Geppert, Ehrlich, Lalley and McCallum were present. Recording secretary Bolton and two guests were also in attendance.

Motion by McCallum to approve the minutes of the July 25, 2007 meeting, seconded by Geppert. Motion passed.

Motion by McCallum to approve the August 8, 2007 working meeting minutes, seconded by Geppert. Motion passed.

New Business

Site Plan Reviews

Mahe-4974 Port Austin Road-applicant is requesting approval to build a six foot by eight foot (6' x 8') shed. Proposed shed location is only sixty-two (62') feet from the center of the road and does not meet the twenty-five (25') foot road right-of-way setback requirements. The submitted site plan was denied. There is an existing garage on the property, and members suggested that property owner do an addition to the garage. Property owner can apply for a variance or submit a site plan to the Zoning Administrator to construct an addition to the garage. If applicant submits a plan for an addition and meets all setback requirements, the zoning administrator can approve plan. Project would also require a building permit. Contractor will discuss options with the property owner.

Green-3873 Port Austin Road-applicant was to demo existing home and build a new house. Property is thirty-seven (37') feet wide in the front and forty (40') feet wide along the back property line and is on a corner lot. Applicant cannot meet setback requirements of twenty-five (25') feet from both road right-of-ways and six (6') feet sideyard setback on the west side of home. Site plan application denied, applicant may apply for a variance.

Hodor-5138 Port Austin Road-applicant is requesting permission to construct a deck on the back of the home. The application noted that the deck would be twenty-six (26') feet to the seawall but did not indicate if it will be the required thirty-five (35') feet from the high water mark. Zoning Administrator Russell will need to verify distance from high water mark. If it meets setback requirement, he may approve the plan. If it is less than the requirements, the site plan is denied.

Old Business

Wind Turbine Ordinance-

McCallum suggested that the planning commission include a section in the ordinance that would require wind turbine farm developers to purchase homes and properties of adjacent property owners when a proposed wind farm is being constructed, if those owners want to relocate due to the development. It was suggested that the developer be required to pay one and one half (1 ½) times the appraised value as determined by an appraiser hired by the property owner. The members agreed that such a clause would be in the best interest of community. The township attorney will add some draft language to that effect as part of his review of the ordinance.

Members discussed additional model ordinances they had reviewed. Given the many natural resources in Lake Township (Lake Huron, Rush Lake, Pinnebog River, Pigeon River, Sleeper State Park, wetlands, cedar swamps, etc.) there was lengthy discussion on the recommendation from US Fish and Wildlife Service (USFWS). The USFWS recommends no turbines be located within 3 miles of a Great Lake's Shoreline, within 5 miles of bald eagle nests or between the refuges and known feeding areas of migratory water birds and waterfowl.

Ehrlich left at 8:56PM.

The members also discussed the Federal Aviation Administration lighting requirements.

Motion by McCallum to send all model ordinances the commission has considered and all reference materials they have read to Attorney Salens for his review, seconded by Lalley. Motion carried.

The planning commission will continue discussion on the Wind Turbine Farm Ordinance at their next meeting.

Motion by Lalley to adjourn, seconded by Geppert. Motion passed, meeting adjourned at 10:27PM.

The next planning commission meeting is scheduled for September 26th at 7PM.

Kathleen Bolton, Recording Secretary