

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, February 27, 2008

The meeting of the Lake Township Planning Commission was called to order at 7:06 PM by Chairman Colletta. Members Gerry Geppert, Rich Ehrlich, Tim Lalley and Valerie McCallum also present along with seven guests.

Minutes of January 23, 2008 were read by McCallum as well as email correspondence from Matt Wagner regarding said minutes. Motion by Lalley to accept the minutes as read with the amendment as requested by Matt Wagner, seconded by Geppert. Motion carried.

Minutes of February 20, 2008 read by McCallum. Motion by Geppert, seconded by Ehrlich to accept the minutes as read. Motion carried.

Correspondence:

Letter read from John Sarver, Supervisor of Consumer Education for the Michigan Department of Energy.

Motion by Ehrlich to renew subscription to Planning & Zoning News, seconded by Colletta. Motion carried.

New Business:

Agri-Valley is interested in locating a cell tower between Oak Beach and Philp Park. Colletta advised their representative to check with the County as far as locating at Philp Park.

Site Plan Review:

Richard Green, 3873 Port Austin Road, would like to amend his site plan to include a covered entry on the east side of the new dwelling currently under construction. Mr. Green was granted a variance from meeting the required side yard setbacks, which variance did not include a covered entry. Since it is creating more nonconformity, this request will need to go before the Zoning Board of Appeals.

Old Business:

Mining and mineral extraction: Several copies of sample ordinances were provided to members to review prior to the next meeting.

Rural Residential District: Current zoning allows two accessory structures, up to 864 and 1,728 square feet each. Discussion on allowing additional structures depending on lot size. It was suggested that lots over five acres could be allowed additional accessory structures, not to exceed a certain percentage of square feet of the total area. Discussion on whether current height restrictions would apply. McCallum also suggested that

possible design guidelines might be useful to include in order to maintain residential harmony. Colletta suggested moving on through the agenda and returning to this subject later, if time permits.

Exterior Lighting: Discussion on various aspects to look at when creating an ordinance, such as motion lighting, timers, angle of lights. Members will review sample ordinances for next meeting.

Wetland Ordinance: Colletta questioned whether or not wetland regulations would be handled by the township or DEQ. McCallum stated that the DEQ regulates specific wetlands including those over five acres, but it is up to the township to regulate wetlands smaller than five acres that are not regulated by the DEQ. Discussion will continue at the next meeting.

Floodplain Ordinance update: Need to follow up with the floodplain manager to determine what needs to be updated.

Wind Turbine Facility Ordinance: Walt Kloc provided a copy of the Port Austin Township Wind Ordinance. Colletta asked DTE about the \$35 million being appropriated for a nuclear plant study in Monroe. Grady Nance of DTE explained that the study began in January 2007 and that DTE is in the process of applying for a license from the Nuclear Regulatory Commission in order to take advantage of tax breaks that will expire at the end of 2008. He also stated that by 2018 or later DTE will need new capacity and, also, the RPS does not count nuclear energy as renewable.

(DTE representatives left the meeting at 8:30 P.M.)

Rural Residential District (continued): Discussion continued on accessory structure regulations. Geppert suggested that if we allow increased number of buildings and increased size, we need to make sure the ordinance addresses the types of uses allowed for those buildings. Colletta suggested including the following language from a sample provided to the members:

“Accessory structures or buildings shall not be used in any part for residential dwelling purposes or commercial activities and are intended only for typical accessory functions associated with the applicable district.”

Motion by Geppert to adjourn, seconded by Colletta. Meeting adjourned at 9:50 PM.

Valerie McCallum, Secretary