

LAKE TOWNSHIP PLANNING COMMISSION

**Unapproved Minutes
Wednesday, May 14, 2008**

The meeting of the Lake Township Planning Commission was called to order at 7:20 PM by Chairman Colletta. Geppert, Ehrlich, Lalley and McCallum were present along with Supervisor Kelterborn.

Colletta asked Lalley about the Ignash variance and Lalley's basis for approval of the request. Lalley asked for some time in order to review the file and refresh himself on the matter.

Lalley also stated that following the hearing for the cell tower variance request at Philp Park, he has done some research on thermal radiation and regrets approving the variance request inasmuch as there is no conclusive evidence on the health affects from the radiation but a lot of questions and concerns.

Discussion on rural residential accessory structure sizes. The R-R District was reviewed on the zoning map to get an overall idea of varying lot sizes within the district. McCallum expressed concern over the previously discussed 3,200 square foot structure. Ehrlich provided diagrams on various sizes, including side wall heights, roof pitch and ridge height. After lengthy discussion, the following parameters were established:

Lot Size/Acres	Accessory Structure No. 1			Accessory Structure No. 2			Accessory Structure No. 3		
	Square Feet	Wall Height	Ridge Height	Square Feet	Wall Height	Ridge Height	Square Feet	Wall Height	Ridge Height
1 - 5	1,200	12'	22'	576	10'	22'	Not	Allowed	
5 - 7.5	1,800	12'	22'	1,200	12'	22'	576	10'	22'
7.5 - 10	2,400	14'	24'	1,800	12'	22'	1,200	12'	22'

These parameters are maximum sizes allowable including an attached garage up to 864 square feet. Side yard setback should be increased to 20' to provide adequate distance of larger structures from adjacent properties. McCallum also suggested including some design guidelines to conform with residential surroundings and will do some research prior to the 28th meeting.

Discussion on May 28th meeting agenda. Motion by Colletta to move meeting to the State Park Outdoor Center, if permissible, after checking with the MTA, seconded by McCallum. Motion carried.

Motion by Geppert to adjourn, seconded by Colletta. Motion carried. Meeting adjourned at 9:35 P.M.

Valerie McCallum,
Secretary