

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, August 27, 2008

The meeting of the Lake Township Planning Commission was called to order at 7:10 PM by Chairman Colletta. Geppert, Ehrlich, Lalley and McCallum present along with eight guests.

Motion by Lalley to approve the minutes of July 23, 2008, seconded by Geppert. Motion carried.

Motion by Geppert to approve the minutes of August 6, 2008, seconded by Ehrlich. Motion carried.

Correspondence:

Email correspondence from Matt Wagner regarding July 2, 2008 minutes read.

Email correspondence from Dan Depner to Representative Terry Brown regarding wind energy read. Depner's letter was sent to Rep. Brown in April. Colletta stated that to date there has been no response to Dan's letter nor to a letter sent by John Depner to Rep. Brown.

Site Plan Reviews

Matt Chambo, 4724 Port Austin Road (Ken-Co Co-op, Cottage #4) - Applicant wants to modify roof style and add a front porch on existing dwelling which falls under Section 1308 of the Zoning Ordinance. Colletta stated that the porch cannot be enclosed or it would be considered living area and in violation of this section of the ordinance. Approval recommended.

Old Business:

Definition of Bedroom: Lou read his recommendation to the Township Board regarding bedrooms and a suggested policy. Motion by McCallum to forward Lou's recommendation to the Township Board for consideration, seconded by Geppert. Motion carried.

Accessory Structures in R-R District. McCallum provided examples of construction styles for pole sheds from Morton Buildings for ideas on possible design guidelines to use in residential districts. McCallum stated that the sales reps at Morton suggested requirements such as one foot overhangs, a certain percentage of some other material such as stone or brick on the exterior walls, certain percentage of windows and a roof pitch similar to the

residential dwelling. Members would like more information from other townships.

Mining & Extraction. Colletta checked with the MTA regarding mining. According to the MTA attorney, mining is not considered an agricultural use and would require a permit. An ordinance can regulate such things as the number of loads removed annually, restrictions on truck traffic, hours of operation and noise abatement. A Township can provide zoning requirements for mining in the agricultural district. Additionally, once dirt is removed from the land, it becomes a commercial use. McCallum mentioned that such an ordinance should include residential districts inasmuch as much of the sand ridge in Lake Township is within residential zones.

Carports/Canvas structures. Colletta stated that all structures must meet snow load restrictions as identified in the 2003 Residential Building Code. Ehrlich stated that the ordinance needs to state that a building permit is required if it is a permanent structure. No matter what the material is of the structure, it must meet building codes. McCallum suggested that the planning commission needs to define “temporary”. Geppert suggested putting something in the newsletter.

Exterior Lighting. Discussed reasons for such an ordinance, similar to the reasons for other ordinances – when neighbors cannot resolve an issue on their own. The basic intent of a lighting ordinance is to prevent lights from interfering with a neighbor by directing any lighting downward or include some type of shielding.

Motion by Geppert to adjourn, seconded by Ehrlich. Motion carried. Meeting adjourned at 8:40 PM.

Valerie McCallum, Secretary