

# LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes  
Wednesday, October 1, 2008

The meeting of the Lake Township Planning Commission was called to order at 7:02 PM by Chairman Colletta. Geppert, Ehrlich, Lalley and McCallum present along with three guests.

Motion by Geppert to approve the minutes of August 27, 2008, seconded by Ehrlich. Motion carried.

## Site Plan Reviews

**Jason Clark, 4825 Port Austin Road** - Applicant removed and rebuilt an existing nonconforming front porch without site plan approval or a building permit. Structure does not meet setbacks or lot coverage requirements. Applicant may apply to the Zoning Board of Appeals.

**Dan McIlhargie for Dave Diroff, 4348 Port Austin Road** – incomplete site plan application. No review.

## Old Business:

**Mining & Mineral Extraction:** Lee Thompson and Bob Goodchild from Hume Township shared their problems with a sand mining operation on Weaver Road in a residential area. They also provided photos of the operation. This operation has been in business since 2003-04. The problems they experience are truck traffic which creates dust, noise, and wear and tear on the road. On September 30<sup>th</sup>, four trucks were running in and out and each truck made five trips. According to Mr. Goodchild, the County has given up trying to do anything. The owner got a permit from the County in 2003 to take the hills down in order to subdivide into lots. Mr. Thompson recommended if Lake Township is going to draft an ordinance, that the ordinance require a site plan, set specific hours for operation and procedures for reclamation. He is concerned about the impact of this operation on property values in the area.

Lalley asked whether anyone else in the area has complained. Mr. Thompson stated that all the residents have complained but nothing is done. Mr. Goodchild stated he had talked to the DEQ five years ago and was told that if someone is hurt or killed, the property owner, the township and the county can be sued due to the fact that they are aware of a hazardous situation; no fencing, no signs.

McCallum asked what distance they would recommend such an operation be from a residential area. Mr. Thompson recommended at least ½ mile.

**Outdoor lighting.** McCallum provided copies of ordinances from other communities. Centerville Township had an ordinance that did not go into technicalities such as lumens, etc. Geppert mentioned that it is the high lights that are the problem and there should be a height limit in residential areas. Colletta suggested having some type of ordinance in place in case someone has a problem that cannot be solved by talking with their neighbor. McCallum suggested putting an article in the winter newsletter – “how your lights may be affecting your neighbor”.

**Accessory Structures in RR District.** Colletta did some further checking with other communities. He told the members that some communities actually outlaw pole-type structures. Zoning Administrator Russell asked whether a barn not visible from the road would have to conform to the style of the house. Lalley is concerned about a lack of specific criteria.

The following ideas were suggested for basic design criteria for accessory structures in the R-R district:

- Shall have a minimum of one foot overhangs

- Shall have a minimum roof pitch of 6/12

- Shall have at least two of the following incorporated in the design:

- Wainscoting

- Covered Porch

- Cupolas

- Dormers

- Windows on at least two sides of structure

Motion by McCallum to adjourn, seconded by Lalley. Meeting adjourned at 9:45 P.M.

Valerie McCallum, Secretary