

LAKE TOWNSHIP PLANNING COMMISSION

May 27, 2009

7:00 P.M.

AGENDA

CALL TO ORDER

ROLL CALL

OPEN PUBLIC HEARING

PUBLIC COMMENTS

The purpose of this public hearing will be to receive input on the following amendments to the Lake Township Zoning Ordinance:

Section 302.2 – Membership – membership of the Planning Commission to be increased from five (5) members to nine (9).

Section 307.2(d) – Delete – (No review by Planning Commission for projects in R-1 District)

Sections 605.2, 805.3 and 705.4 – Maximum Building Height – Change from 30 feet and 28 feet to 35 feet.

Sections 605.3, 705.3 and 805.4 – Lot Coverage – Change from 25% to 35%.

Section 605.4 – Accessory Structures (R-R District) - Accessory structures are permitted in the R-R district subject to the following regulations:

A. Height and Size Limitations

Lot Size/Acres	Accessory Structure			Accessory Structure No. 2			Accessory Structure No. 3		
	No. 1			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'

- B. The architectural character of all such buildings (excluding buildings accessory to agricultural operations in the AG District) shall be similar to the principal building with respect to design and aesthetic quality so as to keep the surrounding theme to residential design. Any accessory structure will have a minimum one foot overhang and a minimum 6/12 roof pitch.
- C. When a garage is structurally attached to a main building, it shall be subject to and must conform to all regulations applicable to the main or principal building. *(Formerly subparagraph B)*
- D. No garage, accessory building or portion thereof shall be erected or extended into the required front yard setback areas. An attached garage building of fireproof construction may be erected to extend beyond the front line of the house except that such garage shall not encroach upon the minimum front yard setback areas as required by this ordinance. No garage or accessory building shall be permitted in the front yard. *(Formerly subparagraph E)*
- E. No garage, utility or accessory building shall be constructed or moved to any parcel of property until the principal building is at least two-thirds (2/3) completed except that construction of an attached garage may proceed with the construction of the dwelling, unless otherwise provided herein. *(Formerly subparagraph F)*

CLOSE PUBLIC HEARING

MINUTES OF LAST MEETING

Meeting of April 22, 2009

APPROVAL OF AGENDA/ADDITIONAL AGENDA ITEMS

- Addition to April 22, minutes

CORRESPONDENCE

- Letter from Grady Nance DTE representative

PUBLIC COMMENTS

NEW BUSINESS:

- **Site Plan Reviews**

OLD BUSINESS:

- Zoning Ordinance Amendments
- Wind Ordinance Updates
- Exterior lighting
- Mining and mineral extraction

PUBLIC COMMENTS

NEXT MEETING DATE: Next scheduled meeting is June 24, 2009.

ADJOURN