

LAKE TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, November 16, 2011

The **regular meeting** of the Lake Township Planning Commission was called to order at 7:00 PM by Chairman Dave Szumlinski.

Pledge of Allegiance was recited.

Roll call

By Lisa Konke, Recording Secretary. Present were Dave Szumlinski, Jeff Krohn, Gordon Krueger, and Dale Hartsell, and Paul Golsch. And approximately 5 guests in attendance.

Approval of Minutes

Motion by Krohn, **to approve the amended minutes of the October 26, 2011 regular meeting minutes**, seconded by Golsch. All ayes. Motion carried.

Agenda

Correspondence

None

Old Business:

Schedule special meeting public hearing for zoning amendments

Szumlinski referred to the letter from Lake Township attorney, Walt Salens. He stated he met with Mr. Salens who told him he agreed with Szumlinski regarding checking on deeded easements.

Szumlinski added that a public hearing could now be scheduled for both Boat Hoists and Easements, and Recreational Vehicle Use on vacant property.

Motion by Szumlinski, **to remove and rescind of Section 1203.4**, seconded by Krueger. All ayes.

Boat Hoists

Motion by Szumlinski, **to schedule a public hearing for January 25, 2012 at 6:30pm.**, seconded by Hartsell. All ayes.

New Business

Rural Residential square footage requirements

Szumlinski stated that he thinks the square footage requirements on larger parcels be looked at because this topic has been raised quite a few times in the recent past. He offered that a possible amendment to the ordinance allowing for a sliding scale in proportion to the square footage of the land.

Szumlinski suggested that this Board could possibly send out letters to Rural Residential property owners to see if they have any suggestions on this.

Krohn questioned if a large number of variances had been applied for to allow for more square footage on these parcels.

Szumlinski answered that bigger parcels are restricted to same square footage as a small parcel.

He added that this Board could also look at the wall height for accessory structures and garages which is currently at 12'.

Krohn offered that a wall height of 18' or 21' may be appropriate.

Szumliniski would like to see a sliding scale for wall height also.

Golsch offered that this is rural residential property not agricultural.

Hartsell agreed with Golsch.

Krueger agreed with Szumliniski and that this Board should send out letters to get information from rural residential property owners.

It was suggested by Lou Colletta, in attendance, to put this request in the Township letter for December 2011 to save the Township postage.

Lisa Konke, Recording Secretary, offered that the Lake Township Planning Commission Secretary should draft a notice and she will make sure it is included in the newsletter.

Motion by Golsch, **to put a notice in the December 2011 newsletter to rural residential property owners**, seconded by Krueger. All ayes. Motion carried.

Water Quality

Szumliniski referred to the documents in the member's packets about the workshop the he and Golsch attended. He stated these documents were in regards to the amendments that need to be made to the Lake Township Master Plan.

Szumliniski stated that when the checklist is completed by the Planning Commission and sent in, the Planning and Zoning Center at MSU will suggest to Lake Township what is missing or not included in the Lake Township Master Plan.

Szumliniski added that when the suggestions are received, this Board can then decide if any of the amendments to the Master Plan will be done.

Golsch stated this is all possible due to a grant that MSU received.

Szumliniski noted that this questionnaire must be sent back to MSU by December 23, 2011.

Szumliniski suggests that the member's take these documents home and look them over and he suggested scheduling a workshop meeting for December 13, 2011 at 6:30 pm.

Motion by Hartsell, **to schedule a workshop meeting for December 13, 2011 to go over questionnaire for Master Plan**, seconded by Krohn.

Roll Call: Szumliniski, aye. Golsch, aye. Hartsell, aye. Krueger, aye. Krohn, aye.

Motion carried.

Zoning Administrator's Reports

Members reviewed October's violations.

Public Comments

Lou Colletta commented on the conflict of interest with Board member Jeff Krohn in regard to the camping ordinance amendment. Also, this Planning Commission is holding a public hearing during the winter months when a lot of people are not in the area. During Colletta's term on the Planning Commission a public hearing was never held in the winter. The amendments previously offered to the Board of Trustees, regarding camping, during a public hearing received no positive input from

those in the audience.

Colletta added that square footage on larger lots has been looked into in the past, and the Board of Trustees gave it no consideration.

Hartsell answered that residents can send letters or attend the public hearing after the notice is posted.

Szumliniski answered that he doesn't feel the winter months are a bad time to hold a public hearing.

No more public comments.

Motion by Hartsell, **to adjourn**, seconded by Krueger. All ayes. Motion carried.

Meeting adjourned at 7:55 pm.

Respectfully submitted,

Lisa Konke, Recording Secretary