

LAKE TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, February 22, 2012

The **public hearing** 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, Dale Hartsell, Jeff Krohn, and Paul Golsch, absent Gordon Krueger. Along with approximately 10 guests.

Approval of Minutes

Motion by Hartsell, **to approve the minutes of the January 25, 2012 public/regular meeting minutes**, seconded by Golsch. All ayes. Motion carried.

Agenda

Motion by Golsch, **to approve the agenda with no additions and move Rural Residential discussion to last position after wall heights**, seconded by Krohn. All Ayes. Motion carried.

Correspondence

None

Old Business:

Zoning Amendments to Section 1202.4 and 1203.4

Motion by Golsch, **to send the proposed zoning amendment of Section 1202.4 to the Huron County Planning Commission for recommendations**, seconded by Hartsell. All Ayes. Motion carried.

Szumlinski referred to Judge Knoblock's ruling regarding the enforcement of private easements and suggested that this Board should move forward with the repeal of Section 1203.4 of the Lake Township Zoning Ordinance.

Hartsell offered that he has tried to contact Walt Salens and the USACE, and has not heard back from either.

Krohn offered that he feels we should talk with Walt Salens, Lake Township's attorney.

Motion by Krohn, **to send the proposed zoning amendment of Section 1203.4 to the Huron County Planning Commission for recommendations**, seconded by Golsch. Motion carried. Hartsell opposed.

Rural Residential

Szumliniski read the section of the Lake Township Zoning Ordinance pertaining to the size Requirements for accessory structures in the Rural Residential district.

Szumliniski offered suggestions to a possible amendment to this section which would Allow for a sliding scale for bigger parcels.

Members discussed possible breakdowns of lot sizes.

Szumliniski suggested: 1 to 3 acres = 2,400 square feet
3.1 to 6 acres = 3,600 square feet
6.1 to 10 acres = 4,800 square feet

Szumliniski offered that he feels that if the square footage of all accessory/garage structures is not exceeded, a property owner should be allowed to have as many structures as they want.

Members also discussed that they feel the square footage for an attached garage should remain the 864 square feet now allowed.

Krohn added that he did figure out the suggestion of Larry Murdoch's 3% lot coverage, and he finds this to be too big.

Board members agreed.

Szumliniski referred to Section H., and suggests changing the wall height in the RR district to 14' feet, and the ridge height to 26' feet.

Motion by Krohn to **send these possible amendments to Walt Salens for review**, seconded by Hartsell. Motion carried. Hartsell opposed.

Wall Heights

Szumliniski stated that currently Lake Township does not have anything in its ordinance That defines wall height and that wall heights are limited to 10' foot for an 864' square Foot garage.

Krohn questions this.

Szumliniski answered and referred to the building project that has started on M25, east of State Park Road. This structure is in the R2 district and the wall height is going to be Higher than normally allowed due to the fact that the living space is on the 2nd story of The structure and the garage is on the main floor.

Golsch commented on this project and that it is not conforming with surrounding Structures.

Hartsell and Krohn suggested checking with other townships for their restrictions.

Golsch added that he feels wall heights of 10' feet may be too restrictive but 14' feet is too high.

Szumliniski recommends sending these suggestions to Walt Salens for review.

Motion by Golsch to **send these possible amendments to Walt Salens for review**, seconded by Szumlinski. Hartsell, nay. Motion carried.

New Business

Depner Public Hearing

Szumliniski reminded members present that a public hearing is scheduled for March 7, 2012 at 6:00pm for Depner's special use permit application.

Planning Commission Meeting Schedule 2012 – 2013

Motion by Golsch to **approve the 2012 – 2013 Planning Commission meeting schedule**, seconded by Krohn. All ayes. Motion carried.

Golsch offered that on March 8, 2012 at 3:30 pm, there will be a meeting with the results of the questionnaire that the Planning Commission filled out from MSU regarding the Lake Township Master Plan. He will update members in March.

Public Comments

Jeanne Henry commented on the zoning amendments from the public hearing regarding the negative impact these amendments pose. She also commented on the use of recreational equipment, and Mr. Krohn, planning commission member being a non resident of Lake Township and that this amendment will benefit Mr. Krohn. She expressed her concerns as to what is motivating this Board for these amendments and are these to benefit a few people.

Jim Simmons commented the waterfront easement amendment and that he has spoken to a lot of people who are for this amendment. He added that Lake Township is 4 sided. Lake Township can not go into another township and tell them what to do, why should we be able to tell people what they can do in federal waters.

No more public comments.

Szumliniski stated that at the time of the vote for the recreational vehicle amendment, Jeff Krohn, stood and removed himself from the board table and did not vote due to Conflict of interest.

Motion by Golsch **to adjourn**, seconded by Krohn. All ayes. Motion carried.

Meeting adjourned at 8:00 pm.

Depner Special Use Permit Public Hearing, March 7, 2012, 6:00 pm.
Next regular Planning Commission meeting, March 28, 2012, 7:00 pm.

Respectfully submitted,

Lisa Konke, Recording Secretary