

LAKE TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, April 25, 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, Gordon Krueger, Paul Golsch, Dale Hartsell and new member Lynette Rose. Along with approximately 7 guests.

Approval of Minutes

Hartsell commented on the typo and that Golsch was absent at the meeting of March 28, 2012 and could not have read correspondence.

Motion by Krueger, **to approve the minutes of the March 28, 2012 regular meeting minutes with the correction that Szumlinski had read the letter from Linda Collins under correspondence**, seconded by Hartsell. All ayes. Motion carried.

Agenda

Motion by Hartsell, **to approve the agenda with the addition of, under old business, Master Plan/MSU Planning and Zoning and also wall heights and square footage**, seconded by Krueger. All Ayes. Motion carried.

Correspondence

None

Old Business:

Rural Residential – Legal Opinion

Szumlinski stated that according the response from attorney Walt Salens there are some problems with the proposed amendments that this Board sent to him.

Members discussed the need to clarify accessory building in the R-2 section of Height Regulations, para. H, per Mr. Salens suggestions. Also, in the R-R section clarifying the attached and unattached part of that amendment.

Szumlinski stated that he thinks the allowed square footage of accessory buildings should be raised to allow more footage for larger parcels. And that perhaps, 1-3 acres be allowed 3600 sq. ft., 3.1-6 acres be allowed 4800 sq. ft., 6.1-10 acres be allowed 6000 sq. ft.

Golsch added that this Board should keep in mind that this is not the Ag District where bigger buildings are allowed and needed.

Szumlinski added that perhaps raising the height of a garage door to 14' foot, the ridge

height to 30' foot, and also the wall height to 16' foot is more appropriate for the R-R district.

Golsch asked whether the Board should consider a minimum size requirement for garages and accessory structures.

Board members discussed possible improvements to the proposed amendments to Section 605.4 regarding accessory/garage buildings.

Huron County Planning Commission re: zoning amendments

Szumliniski read the letter received from the Huron County Planning Commission dated April 23, 2012, from Jeff Smith, Director. Regarding the proposed amendments to Sections 1202.4 and 1203.4 of the Lake Township Zoning Ordinance, the HCPC supports the proposed amendments.

Motion by Szumlinski, **to provide a copy of HCPC letter of support pertaining to the proposed zoning amendment of Section 1202.4 and 1203.4 to the Lake Township Board of Trustees**, seconded by Krueger. All Ayes. Motion carried.

Master Plan – MSU Planning and Zoning

Szumliniski referred to the response received from MSU which was received as a result of the questionnaire that was mailed in by this Board. He suggested tabling this until all members had a chance to review this and address it at a future meeting.

Motion by Hartsell to **table Master Plan – MSU Planning and Zoning**, seconded by Krueger. All ayes. Motion carried.

New Business

Election of Officers

Motion by Hartsell, **to elect Golsch as Chairman of the Lake Township Planning Commission**, seconded by Krueger. All Ayes. Motion carried.

Motion by Hartsell, **to elect Rose as Secretary of the Lake Township Planning Commission**, seconded by Krueger. All Ayes. Motion carried.

Motion by Golsch, **to elect Szumlinski as Vice Chairman of the Lake Township Planning Commission**, seconded by Hartsell. All Ayes. Motion carried.

Yearly Report

Members reviewed the yearly report prepared by Szumlinski.

Motion by Hartsell, **to submit the Lake Township Planning Commission 2012 Annual Report to the Lake Township Board of Trustees for their May 21, 2012 meeting**, seconded by Golsch. All ayes. Motion carried.

Public Comments

Jim Simmons commented that he agrees with the amendments the Planning Commission

Working on with the exception of the possible minimum size requirement discussed earlier. He feels that being limited to a larger structure is not right or fair should a property owner want a smaller accessory shed.

Larry Murdoch asked when the zoning amendments to the R-r district will go into affect.

Szumliniski explained that after this Board agrees and is happy with the proposed amendments, then it goes to the township attorney and then the Huron County Planning Commission and finally to the Township Board for another public hearing for possible adoption.

Lou Bushey commented that even if the Township Board adopts these amendments, an individual could possibly file a referendum to put the issue up for an election.

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

Meeting adjourned at 8:00 pm.

Next regular Planning Commission meeting, May 23, 2012, 7:00 pm.

Respectfully submitted,

Lisa Konke, Recording Secretary