

LAKE TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, May 23, 2012

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

Pledge of Allegiance was recited.

Roll call

by Lisa Zadrzynski, Recording Secretary. Present were Paul Golsch, Gordon Krueger, Dave Szumlinski, Dale Hartsell and, Lynette Rose. Along with approximately 5 guests.

Approval of Minutes

Motion by Golsch, **to approve the minutes of the April 25, 2012 regular meeting minutes**, seconded by Szumlinski. All ayes. Motion carried.

Agenda

Motion by Hartsell, **to approve the agenda with no additions**, seconded by Krueger. All Ayes. Motion carried.

Correspondence

None

Old Business:

Watershed/Master Plan upgrade

Motion by Hartsell, to **table Watershed/Master Plan**, seconded by Szumlinski. All ayes. Motion carried.

Szumlinski asked whether a census report had been received, as that area of the Master Plan would need to be updated.

Golsch asked Lisa to check on this.

New Business

Review R-1 Zoning

Golsch referred to the amendments discussed at the last meeting of April 25, 2012.

Board members discussed limiting the sidewall height for garage/accessory structures to 10' (ten) feet and the total floor area to not exceed six hundred seventy two (672') feet.

Motion by Krueger, **to send the amendments of Sections 605., 805., and 705. to Walt Salens for legalities**, seconded by Szumlinski. All ayes. Motion carried.

Mobile Sign Ordinance

Golsch stated that he was approached by Mark Treder, Zoning Administrator, about looking into a possible sign ordinance that would pertain to mobile/movable signs.

Golsch has reviewed and looked into what Lake Township's ordinance allows for signs for all zoning districts and believes that the regulations in place now are adequate.

R-1 size requirements for decks

Golsch offered that he had spoken to Lake Township Building Inspector, Tory Geilhart and there have been some issues with the maximum allowed size for a deck in the R-1 (lakefront) district being 300' square feet.

Board members discussed increasing the size allowance.

Szumliniski stated that there was no ordinance in effect pertaining to the size a deck could be in R-1. So an amendment was added to the ordinance removing the lot coverage for decks and adding a 300' square foot allowance. He added that the majority of lakefront lots are very small.

Hartsell suggested talking with Tory about what he feels would be an adequate size for a deck that would be fair to property owners being that there are big and small lots in the R-1 district.

Motion by Hartsell, **for Golsch to speak with Tory Geilhart, Building Inspector about increasing the size of decks in the R-1 district**, seconded by Krueger. All ayes. Motion carried.

Chairman's Comment

Golsch offered that currently there is one public comment portion of this Planning Commission's agenda. He personally would like to see a comment period added to the agenda after correspondence to allow the public to comment on items that are going to be discussed on the agenda.

Szumliniski stated that the Lake Township Board of Trustees added a second public comment period and it is not taken advantage of by the public like some Board members thought it would be.

Golsch offered that it's not a matter of whether or not the public takes advantage of it. It's there if the public so wishes to use that time to comment.

Hartsell stated he is for a second public comment period.

Motion by Hartsell, **to add a second public comment period to follow correspondence to all future agendas**, seconded by Golsch.

Roll Call: Golsch, aye. Rose, nay. Hartsell, aye. Krueger, nay. Szumliniski, nay.
Motion denied.

Public Comments

Lou Bushey commented that he has heard the United States Army Corp. of Engineers (USACE) is placing violation stickers on boat hoists along Lake Huron and Saginaw Bay.

Golsch stated that he attended a meeting with Mark Lesinski, of the USACE. He is in the process of working his way around the lakeshore. Mr. Lesinski is placing notices on boat hoists in which the owners are notified that they may be in violation if they are not or do not register them. Docks and hoists are required to be registered with the USACE and there is no charge to register them. He added that the USACE supports Lake Township's boat hoist registration policy, and that it is legal for Lake Township to charge this registration fee.

Walt Kloc commended Golsch for offering the suggestion of a second public comment portion to the agenda. He believes this give the public an opportunity to be more involved and comment prior to the agenda items.

Golsch stated that he, Rose, and Yvonne Bushey had recently attended a Citizens Planner class. He added that part of developing a master plan, is to get the communities input to better assist planning commission in developing a master plan that will benefit the community.

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

Meeting adjourned at 7:36 pm.

Next regular Planning Commission meeting, June 27, 2012, 7:00 pm.

Respectfully submitted,

Lisa Zadrzynski, Recording Secretary