

**LAKE TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Wednesday, July 25, 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, Lynette Rose, and Dale Hartsell. Along with approximately 10 guests.

**Approval of Minutes**

Motion by Golsch, **to approve the minutes of the June 26, 2012 regular meeting minutes**, seconded by Szumlinski. All ayes. Motion carried.

**Agenda**

Szumlinski offered that he would like to add Use of Recreational Equipment an deck size R-1 district to old business.

Motion by Harsell, **to approve the agenda with these additions**, seconded by Krueger. All Ayes. Motion carried.

**Correspondence**

None

**Old Business:**

**Schedule Public Hearing on Proposed Zoning Amendments to Section 605.4, 705.4, and 805.1**

Golsch stated that due to scheduling conflicts and the Fourth of July holiday, the public Public hearing that was scheduled for prior to this meeting could not get published.

Members discussed scheduling public hearing on Proposed Zoning Amendments to Section 605.4, 705.4, and 805.1.

Motion by Hartsell, **to schedule a public hearing for the proposed zoning amendments for August 22, 2012 at 6:30pm**, seconded by Krueger. All ayes. Motion carried.

**Master Plan update discussion**

Members discussed the workshop meeting held on July 18, 2012.

Szumlinski asked if the updated census information had been received.

Golsch offered that, according to this Planning Commission's budget, legal advice and

Consultations for the upgrade of the master plan could range anywhere from \$5000 to \$7000 dollars, which would be over what is budgeted by a large amount.

Golsch added that this Board would have to discuss how to approach this. Also, according to the Enabling Act, Master Plan should include a section for zoning ordinances. Without this section, the townships ordinances would not be effective. He added that Lake Township's Master Plan does not have this section.

Member discussed possibly having legal consultants look over the Master Plan and perhaps it would be cheaper to just get advice on the sections that need to be updated and not the entire Master Plan.

Golsch offered that the price he looked into was for the entire Master Plan. Also, that water quality, wind, zoning, and especially the census section, is a detailed analysis and should have been updated in 2004 and possibly again in 2009.

Golsch suggested that more time is needed to look at the Master Plan and offered that this Board table it.

Motion by Hartsell. **to table update of the Master Plan**, seconded by Krueger. All ayes. Motion carried.

#### **Zoning Amendments 1202.4-Use of Recreational Equipment**

Golsch stated that the Lake Township Board of Trustees has once again asked this Board to look at the proposed amendments to Section 1202.4 regarding the use of recreational equipment.

Szumlinski stated that this the third time this has been sent back to this Board. He Offered that he feels this Board should send it back to the Board of Trustees and they Can make amendments if they choose.

Motion by Krueger, to **table Use of Recreational Equipment**, seconded by Szumlinski. Hartsell, nay. Motion carried.

#### **Review size requirements for decks in R-1 district**

Members discussed the proposed zoning amendments that would limit deck in the R-1 district on lots with square footage of 11,999 sq. ft or less to 300 sq .ft. and lots with square footage of more than 12,000 square feet to 800 sq. ft. of deck area.

Motion by Hartsell. **to send the proposed amendments to the township attorney for review**, seconded by Krueger. All ayes. Motion carried.

#### **New Business**

##### **Use of Fireworks**

Golsch offered that the City of Bad Axe has adopted a use of fireworks ordinance and That he believes Huron County is in the process of working on one also. His suggestion Would be to table the issue for further discussion at a later time.

Motion by Krueger, to **table Use of Fireworks**, seconded by Szumlinski. All ayes.

Motion carried

**Public Comments**

Larry Murdoch commented that there was a public hearing scheduled for 6:30 pm prior To this meeting and that it was an inconvenience and asked how this had happened.

Walt Kloc commented on the size requirement of decks on waterfront properties, and Feels that waterfront owners are being discriminated against. Also, he feels public Hearings are a waste of time as public input is not taken in consideration. He added that He feels the amendment to the use of recreational vehicles is being drafted to benefit One property owner.

Lou Colleta commented on the 2 public hearings regarding recreational vehicle use and the Board of Trustees can change it due to the Enabling Act. Regarding fireworks in The township, he feels the planning commission should look into an ordinance.

Larry Lechkun commented that he recently received a stop work order for building a deck on his property with no permit and also the size of the deck is too large and will require a variance. He was not aware he needed a permit and feels the township should welcome such improvements.

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

**Meeting adjourned at 8:00 pm.**

Next regular Planning Commission meeting, August 22, 2012, 7:00 pm.

Respectfully submitted,

Lisa Zadrzynski, Recording Secretary