

LAKE TOWNSHIP PLANNING COMMISSION
Public Hearing / Regular Meeting
Unapproved Minutes
Wednesday, September 26, 2012

The **public hearing** of the Lake Township Planning Commission was called to order at 6:30 PM by Chairman Paul Golsch.

Pledge of Allegiance was recited.

Moment of Silence was observed.

Roll call

by Lisa Zadrzynski, Recording Secretary. Present were Paul Golsch, Dave Szumlinski, and Lynette Rose and Dale Hartsell. Absent was Gordon Krueger. Along with approximately 20 guests.

Paul Golsch, Chairman read public hearing notice.

Correspondence

Email received September 26, 2012 from John McCallum with his concerns about how the Land areas versus the allowable deck sizes were calculated.

Szumlinski suggested that rather than accept public comments all at once, perhaps taking comments after each section of the public hearing notice is read.

Board members were in agreement.

Golsch opened the public hearing by reading the public hearing notice.

Chapter7, Section 702. Uses Permitted by Right:

Public Comments

Lou Colletta commented on the proposed 300 sq. ft. limit for lots of 11,999 for the R-1 district yet it was never discussed to put stricter regulation in effect for the R-2 district.

Karen Foust commented and asked why it mattered if it could not be seen. They constructed a deck on the lake side portion of their lot and were told by zoning it was in violation. She was also told she could not have a shed on the beach.

Larry Lechkun commented that he also received a violation letter from Lake Township' zoning administrator and is affected by the 300' sq. ft. size limit.

Valerie McCallum commented that there have been several variance hearings since this size limit has gone into affect and feels that if setbacks are met as well as the percentage of lot coverage, that may be a better solution.

Krueger arrived at 7:00pm.

Colletta commented that if too many variance requests are applied for that is a sign that the Planning Commission should revisit an issue.

Walt Kloc commented that when the 300' sq. ft. size limit went into affect, the Township Board promised to have the Planning Commission revisit the issue for an amendment to allow a larger deck.

McCallum commented that the majority of all waterfront lots are less than 11,999 sq. ft.

Jon Bujan commented that he would like the 300' sq. ft. deleted and be allowed 800' sq. ft. and questioned the ordinary high water mark.

Lou Bushey commented that the US Army Corp. of Engineers determines the OHWM.

Kloc commented on the OHWM.

Chapter 7, Section 705.5 Accessory Structures:

Public Comments

McCallum asked the Planning Commission members if they were aware of the high risk Erosion properties that exist in Lake Township and that they are regulated by the State of Michigan and a garage or accessory structure cannot exceed 676' sq. ft.

Colletta commented on if a garage was located under a house.

Bushey commented that the Lake Township Zoning Ordinance never allowed for a 3 car Garage and that some municipalities are requiring these.

No more public comments. Public hearing closed at 7:30pm.

Golsch thanked the public in attendance for their comments.

Approval of Minutes

Motion by Krueger, **to approve the minutes of the August 22, 2012 and August 29, 2012 regular meeting minutes**, seconded by Hartsell. All ayes. Motion carried.

Agenda

Golsch offered that he would like to add deck size R-1 district, and R-1 garage size to old business.

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

Correspondence

Petition from Karen Foust received September 24, 2012 with objections to Lake Townships Zoning Ordinance pertaining to regulations in the R-1 district.

Larry Lechkun offered that he was one of the individuals who circulated this petition and gave an overview of its contents.

Old Business:

Master Plan update

Golsch stated that he has spoken to Wade-Trim regarding the update of the master plan. The fee to retain and start is \$6000 to \$7000 dollars and this board has \$2500 in their budget. He added that there may be grant monies available to make up the difference and would like a motion to use this firm as they have just finished with Huron County's Master Plan and are familiar with the area.

Motion by Szumlinski. **to retain Wade-Trim for the update of the Lake Township Master Plan**, seconded by Hartsell. All ayes. Motion carried.

Review size requirements for decks in R-1 district

Golsch offered that the public input regarding waterfront deck sizes was very imformative and helpful.

Hartsell agreed.

Krueger offered that he feels that if the setbacks can be met a property owner should be able to build a deck as big as they want.

Golsch asked for a motion to table this issue of R-1 deck sizes.

Motion by Hartsell. **to table Review size requirements for decks in R-1 district**, seconded by Krueger. All ayes. Motion carried.

Garage Sizes R-1 district

Hartsell offered that perhaps a footnote could be added regarding the limitations on garages In a high erosion area.

Board members discussed the size limit of 676' sq. ft. for garages and possibly tabling the Issue for further consideration.

Motion by Hartsell, **to send the proposed amendments to the Huron County Planning Commission for review and recommendations**, seconded by Krueger. All ayes. Motion carried.

New Business

Cancel October 24, 2012 meeting

Members discussed canceling the October 24, 2012 regularly scheduled Planning Commission meeting.

Motion by Hartsell, to **cancel October 24, 2012 meeting**, seconded by Krueger. All ayes. Motion carried

Public Comments

Karen Foust commented that she wished the regular meeting of October 24, 2012 had not been cancelled.

Walt Kloc commended Paul Golsch for listening to the public comment portion of the public hearing and taking them into consideration.

Meeting adjourned at 8:00 pm.

Next Planning Commission public hearing/regular meeting:
January 23, 2013 at 7:00 pm.

Respectfully submitted,

Lisa Zadrzynski, Recording Secretary