

Lake Township Planning Commission
August 28, 2013
Approved Minutes

Meeting was called to order at 7:02 by Pobanz. Pledge of allegiance.
Roll call- Siver, Pobanz, Kelterborn, and Collins were present. Geilhart was absent.

Approval of minutes: Motion to accept the July 24, 2013 minutes made by Kelterborn. Seconded by Pobanz. Motion carried all ayes.

Approval of agenda: Motion to accept the agenda by Kelterborn. Seconded by Pobanz. Motion carried all ayes.

Correspondence: Pobanz read parts of e-mails from Jean Driscoll and Linda and Keith Hoffman pertaining to the lights at 5342 Port Austin Rd. Thanking the Planning Commission for addressing the disturbing light situation, and the improvement the shades have made. Pobanz also addressed the e-mails from Lou Colletta on wind energy.

Public Comments: Dave and Marlene Crews addressed the Planning Commission about wanting to add another garage to their property. Crews explained that he originally had two lots one with his home and two sheds, one with a mobile home and shed. He moved the mobile home in order to build a garage. When he removed the mobile, he requested his two lots be combined. He then found out he couldn't build because he had too many sheds. Crews asked the Planning Commission if they could do anything. He stated he didn't know the rules when he combined the lots and would just like a garage for his truck. The Planning Commission stated the decision isn't up to them; these things have to go through processes. Crews said he will be back in April of next year and look into the process then.

Pobanz introduced the new Planning Commission member Nicole Collins.

Lou Colletta just wanted to let the Planning Commission know the e-mails where just some "food for thought" on the wind ordinance.

New Business: None

Old Business:

Wind Ordinance: The Planning Commission discussed the importance of working on the wind ordinance. They looked over the draft of the old wind ordinance. Kelterborn suggested they look over the draft and see if there were important points they wanted to use. Siver stated he thought the old ordinance was good. Siver also suggested looking over the Paris wind ordinance, thought the information was more updated. Kelterborn

stated he thought it was a good idea to check out other ordinances. Kelterborn stated the former county director of building and zoning, (Russ Lundberg) thought the draft was too comprehensive. Siver suggested requesting the results from an environmental study that DTE financed a few years ago from a group in Minnesota. Collins thought they might be on line.

The Planning Commission discussed certain things they thought were important and should be included in new wind ordinance: setback from property line, sound, shadow flicker, height restrictions, wind speed. Collins suggested creating awareness for neighbor's of property owners who want wind turbines on their property. She suggested having the adjacent neighbor signing a waiver or agreement.

Kelterborn asked if the wind ordinance should be under a special use instead of an overlay. Also wondered if the language would have to be changed for special use. Mark Treder raised questions about the solar panels being put up everywhere, and if they should be included in special use or with the Master Plan.

Kelterborn motioned to set up a work shop to work on a wind ordinance Tuesday, September 3, 2013 at 6 p.m. **Seconded by Pobanz.** Motion carried all ayes.

Lighting Ordinance:

Pobanz stated the Planning Commission has to get some kind of ordinance for lighting. Collins suggested that property lights over property lines should be addressed. The planning Commission discussed other issues that should be included: certain wattage, lumens (way to measure light, easy to calculate), no commercial lighting in residential area, shielding light on own property, height of pole, accent lighting... after a short discussion **Kelterborn made a motion** to table lighting until the September meeting. **Seconded by Collins.** Motion passed all ayes.

Tabled/ Pending Items:

Sheds/small accessory structures

Mining ordinance

Also added to list:

Decks

Overlay districts

Port-o-johns

No urgency. Will look into these items in October and November meetings.

Public Comments: None

Motion made by Kelterborn to adjourn meeting. Seconded by Pobanz. Motion carried all ayes.

Meeting adjourned at 9:08 p.m.

Next meeting September 25, 2013 at 7:00 p.m.

Submitted by Kim Simpson, Recording Secretary