

Lake Township Planning Commission
October 23, 2013
Approved Minutes

Meeting was called to order at 7:07 by Pobanz. Pledge of allegiance was recited. Roll call- Ric Geilhart, Nicole Collins, Clay Kelterborn, Jerry Pobanz and Bob Siver were present. Approximately three guests.

Approval of minutes: Motion by Kelterborn to accept the September 25, 2013 minutes. Seconded by Collins. Motion carried all ayes.

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

Correspondence: Pobanz acknowledged the email from Hoffman pertaining to the lights at 5342 Port Austin Road. Pobanz said he'd wait till they got to the lighting ordinance in old business to read the email. There were also a few emails from Lou Colletta on wind turbines.

Public comments: Mark Treder approached the Planning Commission members with questions about garages and side yards. He stated that he's been noticing people/builders trying to build two story garages. Knowing they can't build two story garages they are using dormers and eyebrows; which is technically still a two story garage but the roof line stops it. The walls are ten ft. side walls, and then they pitch the roof. Staying inside 21 foot in height. He questioned if the Planning Commission thought they should try defining dormer, so many feet wide or maybe put a limit on it. Mark also asked the Planning Commission if they should limit sheds/ garages down to one in the side yard. Thought it would be something to look over in the winter months.

New Business: Bob Siver suggested adding more meetings in the next couple of months, (November & December) to try to get some of the things on the agenda finished. Pobanz suggested starting the meetings earlier around 6:00. Kelterborn made the motion to have a regular Planning Commission meeting on Wednesday, November 20, 2013 at 6:00 P.M. Seconded by Geilhart. Motion carried all ayes.

Old Business: Wind Ordinance

Collins stated that she printed out a rough draft of the wind ordinance, based mostly off the Riga Ordinance and going over past minutes and notes from Planning Commission members. Anything that she changed she highlighted in the rough draft. Kelterborn mentioned to make sure the ordinance covers height restrictions, setbacks, dBA, dBC, de-commissioning, and shadow flicker. Collins stated that the ordinance was going to be under special use permit chapter 16 section 13.

Pobanz asked if all the definitions were up to date. Collins replied yes. Smaller turbines were mentioned for individual energy use. Limit based on height- less than forty foot is what the rough draft stated, members thought it should be changed to thirty-five foot. Collins also mentioned that she left room under alternate energy for solar energy in the rough draft. There was a comment made about ice on the blades (ice throw) and how the ice can fly thousands of feet. Safety issue for setbacks. Collins remarked that OSHA got back with her, and they have no regulation on safety as far as distances you should stay away, just on the noise levels for the workers. Bob Siver suggested putting together a letter and sending them to the turbine manufactures. So we can see what they have for safety specifications. We can keep copies of replies and emails letting people know that the Planning Commissions tried to get answers and that's what we are basing the ordinance on. Pobanz made the motion to table the wind ordinance until next meeting so the Planning Commission members could take time to read over the rough draft and to try to get a letter together to send to manufactures. Seconded by Geilhart. Motion passed all ayes.

Tabled and pending items:

Update on small sheds and accessory structures. Geilhart stated he thought the people should be allowed to put a plastic (resin) portable shed on beach side (R1) to store things, as long as they keep the shed out of M-25 view; keep it down closer to the ordinary water mark, under a deck or attached to a deck. Still needs a site plan. Maybe mention this in the newsletter and the fee if there is going to be one. Questions were raised from the Planning Commission about how many sheds they could have and what if they want to put them in the R2 district? After a short discussion Geilhart made the motion to table until next month, putting decks and small sheds back on the agenda under old business for next month. Seconded by Jerry. Motion passed all ayes.

Mining Ordinance- motion made by Pobanz to table until next month. Seconded by Siver. Motion carried all ayes.

Lighting Ordinance- Pobanz read the email from Hoffman stating the property owner at 5342 Port Austin Road is no longer turning off his lights at their request. Stating he was upset about the letter from Lake Township saying all 5 of his lights are out of compliance. He basically stated he wasn't going to shut them off for anyone anymore, or try to comply until he receives something from the Township according to the email. Kelterborn suggested that we have had enough complaints, this issue has been brought up at the last three planning commission meetings...maybe we should tell him he has x amount of days to correct it or get a ticket. Short discussion of what to do between the members of the planning commission and then Kelterborn made the motion to table until next meeting. Seconded by Siver. Motion passed all ayes.

Public comments: none

Motion made by Siver to adjourn meeting. Seconded by Clay. Motion carried all ayes.

Meeting adjourned at 9:17.

Next meeting November 20, 2013 at 6:00 p.m.

Submitted by Kim Simpson, Recording Secretary