

Lake Township Planning Commission and ZBA

Workshop Meeting

July 12, 2014

Approved Minutes

Meeting called to order by ZBA chairman Jeanne Henry at 1:08 P.M. Pledge of Allegiance was recited.

Roll call- Jeanne Henry, Mike Manenti, Jerry Pobanz, Todd Gordon, Lou Colletta, Rich Ehrlich, Dick McIlhargie, Arnie Russell, Clay Kelterborn, Bob Siver would be half an hour late. Nicole Collins absent. Approximately two guests.

Approval of agenda- Motion made by Kelterborn to accept July 12, 2014 agenda, seconded by Henry. All ayes-motion carried.

No correspondence, petitions or public comments.

New Business-

Ordinances the ZBA would like explained, clarified and or amended based on recent variance requests.

Henry stated the first thing the ZBA would like discussed is the Non- conformity ordinance. She asked if increasing the height of a non-conforming structures makes it more of a non-conformity? By increasing the height, it's not increasing the actual foot print. Kelterborn stated you would still be expanding the structure. He explained expanding as the extension of life to a non-conforming structure. He explained how he thought each variance was for different reasons and each variance should still be heard. Each case is different and should be looked into, allowing affected neighbors to weigh in also. Manenti asked what if you're making the non-conformity less non-conforming. Kelterborn replied he thought it was still best to have the variance meeting and allow affected people to weigh in. There was also discussion about redirection of the language in the ordinance, illustrations, different setback scenarios for non-conforming lots/structures, putting provisions in the ordinance, getting information to new buyers before they purchase non-conforming lots/ structures.

Dede Russell commented that it's rare for potential buyers to go to Lake Township to check zoning ordinances before buying. Gordon didn't think it was the Township's responsibility to tell people what to check before they buy property. Siver stated by the time the buyer comes to us it is too late. Kelterborn stated that much of this falls on PR, the Township could have pamphlets for new buyers at local realtors, banks, etc... Colletta made a comment about how he had been trying to have a Welcome to Community on the website for past 12 years. Kelterborn stated that Lou should move forward with this. Motion made by Kelterborn to

revisit language of non-conformities and try to make ordinance clearer. Seconded by Pobanz. All ayes-motion passed.

Motion made by Colletta to pursue the Welcome to Community information on Lake Township website, seconded by Manenti. All ayes-motion passed.

Colletta stated the definition of yard side is worded incorrectly, currently states All Buildings and should be Principal building. Motion made by Colletta to revisit language and subsequent drawings about side yard setbacks at future meeting, seconded by Pobanz. All ayes-motion passed.

Questions were discussed about fences on beaches. Motion made by Pobanz to revisit fences on beach, seconded by Kelterborn. All ayes-motion passed.

Manenti asked if they could look into making the waterfront the front yard and M-25 the back yard in R1 district. Brief discussion and a motion was made by Pobanz to revisit two front yards in R1, seconded by Manenti. All ayes-motion passed.

Siver suggested setting a date for another joint meeting and inviting the Zoning Administrator and the Building Inspector and have them write down their concerns prior to meeting.

Kelterborn made motion to request Tracey Swift, the Zoning Administrator, and Tory Geilhart, the Building Inspector, attend the next joint meeting and have them present a list of concerns to the Planning Commission and ZBA prior to the meeting, seconded by Gordon. All ayes-motion passed.

Siver made a motion to adjourn, seconded by Henry. All ayes-motion passed.

Meeting adjourned at 2:40 P.M.

Submitted by Kim Simpson recording secretary.