

Lake Township Planning Commission and ZBA

Joint Workshop Meeting

September 3, 2014

Approved minutes

Meeting called to order by Chairman Jerry Pobanz at 7:02 p.m. Pledge of Allegiance recited.

Roll call: Mike Manenti, Jeanne Henry, Jerry Pobanz, Clay Kelterborn, Lou Colletta, Rich Ehrlich, Nicole Collins, Arnie Russell, Dick McIlhargie, Tracey Swift and Tory Geilhart all present. Bob Siver and Todd Gordon absent.

Approval of agenda: Motion made by Pobanz to accept the agenda, seconded by Henry. All ayes- motion passed.

No Correspondence.

No Public Comments.

New Business: Two Front Yards in R1 district

Pobanz stated that he likes the way Huron County allows the property owner to declare their front yard and keep it that way. Henry asked why we have to call them two front yards? Kelterborn replied its standard in waterfront yards. Pobanz stated he thought most property owners in R1 district would consider M-25 their backyard. Henry asked what the rational was? She also asked if the Planning Commission could eliminate two front yards and call one the road side yard and one the lakeside yard? Kelterborn replied the Planning Commission had to label the two front yards for Zoning. We could label them differently but they would have the same setbacks on the lakeside and roadside. Lou Colletta stated due to all the setbacks, maybe the Planning Commission should look into an overlay for smaller lots. In the overlay area have a 10ft. setback instead of 25ft, enough room to park a car. Collins stated that a parking space is considered 10x20, so 10 ft. should work. Manenti asked why the setback can't be 10ft. everywhere? Kelterborn asked 10ft. setback for houses, garages, accessory buildings, everything? Geilhart stated he didn't think 10ft. setback for all structures was ok. He continued to say we have an exemption for non-conforming lots with 80% rule. Geilhart then stated in chapter 7 section 705.5 it reads there are no unattached garages allowed in R1 district. He asked where that's being enforced? He knows there are unattached garages in the R1 district, and thinks the Planning Commission needs to look into rewording the language. Geilhart then asked if the Planning Commission was working on the non-conforming structures, adding a second story? Kelterborn replied yes, the ordinance needs to have the language looked into and the Planning Commission is working on it. The members agreed to revisit these issues in a future meeting.

Fences on the Beach: Lou Colletta started by asking the members if there was any way to retract the judgment on Guido Grassi's variance? Colletta said he would like to look into the variance again. Colletta stated because of the easement next to his property and the problem with the sand, he now feels Mr. Grassi's variance should've been granted due to practical difficulty. Colletta asked if Henry could contact the Townships attorney and see if the ZBA can retract a decision. Manenti said he would try to contact Doug Piggott also. The members continued to discuss options for fences on beaches based on public easements, or park ways, if they need to be a certain height. Geilhart stated that he thought the people adjacent to any parkways or easements should be allowed to have a fence. He also stated he thought that fences should be allowed to go to the seawall. Manenti agreed, the seawall should be real close to the real high water mark. The members agreed to revisit this in a future meeting.

The members discussed having another joint workshop meeting on December 3, 2014 at 5:00.

Motion made by Pobanz to have a joint Planning Commission and ZBA workshop meeting on December 3, 2014 at 5:00 p.m., seconded by Manenti. All ayes- motion passed.

Motion made by Kelterborn to adjourn meeting, seconded by Colletta. All ayes- motion passed

Meeting adjourned at 8:40

Future meeting items:

Non- conformities

Overlay/ two front yards in R1 district – changing language is Section 705.5 (not allowing unattached garages)

Fences on beaches