

Lake Township Planning Commission
Regular Meeting
March 26, 2014
Approved Minutes

The meeting was called to order at 7:00 pm. In attendance were Planning Commission members: Jerry Pobanz, Clay Kelterborn, Nicole Collins, Bob Siver. Guest Zackary Branigan from The Saginaw Basin Land Conservancy. There was 1 audience member.

Motion by Clay to move approval of Feb. 26, 2014 minutes until the April, 2014 meeting, seconded by Bob. All ayes. Motion carried.

Motion by Bob to approve March 19, 2014 minutes, seconded by Nicole. All ayes. Motion carried.

Motion by Clay to approve agenda, seconded by Nicole. All ayes. Motion carried.

Motion by Clay to amend the agenda to include election of officers, seconded by Bob. All ayes. Motion carried.

Correspondence: Planning Commission 2014/2015 meeting schedule. Motion by Nicole to accept schedule, seconded by Bob. All ayes. Motion carried.

Article submitted by Lou Colletta regarding no wind farm, Pennsylvania.

Zachary Branigan, Executive Director of the Saginaw Basin Land Conservancy gave the PC an introduction and overview of their objectives. The Conservancy was founded in 1997 and is a 501c3 not-for-profit corporation. They are a credible source for conservation and environmental issues throughout the Saginaw Bay region. Today, the staff manages nearly 6,000 acres of conserved land, and over 625 acres which are open to the public as nature preserves. Their mission is to conserve land and water resources to promote sustainable communities and a higher quality of life in the Saginaw Bay Watershed. This watershed runs as far south as Livingston County and north almost to the AuSable River. It stretches from Chippewa Lake to the eastern areas of the Thumb. Nearly 1.4 million people live within our watershed. The Conservancy works toward the protection of land, wildlife passage, recreational access and natural features by engaging communities across the entire watershed to better serve nature. A copy of the Saginaw Basin Field Guide is available in the township office for anyone that is interested.

Election of Officers

Motion by Clay to elect Jerry Pobanz as Planning Commission Chairman, seconded by Nicole. All ayes. Motion carried.

Motion by Jerry to elect Bob Siver as Planning Commission Vice-Chairman, seconded by Nicole. All ayes. Motion carried.

Motion by Clay to elect Nicole Collins as Planning Commission Secretary, seconded by Bob. All ayes. Motion carried.

The PC members will begin compiling necessary information in order to have their annual report ready for the April 2014 regular meeting.

The PC began discussion on the wind ordinance draft. Under WES, waiver for setbacks for non-participating (pg. 2) deleted. Section 307.4, site plan submittal requirements, reviewing is removed. Bob asked that the distinction between participating and non-participating in consideration of possible future owners be corrected. The addition of regional transmission operators was made on pg. 4. Jerry sited unsightly visual appearance such as oil leaks. PC will include wording to address this issue such as seen in the Paris Twp. ordinance which says, that spill or leakage must be reported to the Zoning Administrator with 6 hours of the occurrence. The section under maintenance also addresses visual impact. Waivers (pg. 15) are removed. On pg. 16, any habitable structure located was added. On pg. 12, items A & B are from the property line and the change is in items C & D which now says any habitable structure. On pg. 13, setback for leased property is 2.5 times the height or 1,700 ft. from a habitable structure which ever number

is greater. On pg. 19, regarding decommissioning, all items are to be removed from the property and, Lake Twp. was added.

PC discussed Port-O-Johns. Something for consideration is issuing a 3 day permit at a fee of \$25.00. Three permits allowed per year. Permits separated by 30 days. Also, consider a special permit for Cheeseburger. PC needs to consider placement and setback from neighbor's property. Exceptions could be made for businesses and construction.

The PC discussed lighting in Lake Twp. Consider, anything over 100 watts is fully shielded (a luminary emitting no luminous flux above the horizontal plane), anything between 100 and 45 watts is partially shielded (a luminary emitting less than 10% flux above the horizontal plane), anything under 45 watts is not shielded. The PC will go over diagrams showing light spray. Consider a height limit of 35 ft.

Future agenda items:

1. Annual report
2. Port-O-Johns
3. Lighting

Motion by Clay to adjourn, seconded by Nicole. All ayes. Motion carried.

Meeting adjourned at 8:51 pm.

Minutes prepared by:
Maryanne Williams
Deputy Clerk