

Lake Township Planning Commission

May 28, 2014

Approved minutes

Meeting was called to order at 7:10 by Chairman Jerry Pobanz. Pledge of Allegiance was recited.

Roll call: Bob Siver, Jerry Pobanz, Nicole Collins present. Clay Kelterborn going to be late, Todd Gordon absent. Approximately 9 guests.

Approval of April 23 minutes: Motion made by Collins to accept the April 23, 2014 minutes, seconded by Siver. All ayes motion carried.

Approval of Agenda: Motion made by Siver to accept the agenda, seconded by Collins. All ayes motion carried.

Correspondence: Pobanz read correspondence letter from David Piwonski. David Piwonski explained that they would like the Planning Commission to consider applying the 30 degree rule for new construction on R2. Pobanz said he would add to future agenda under new business. Pobanz also read the mining and mineral extraction from Lou Colletta.

Public Comments:

Keith Hoffman expressed his concern about the lighting issues he is still having with neighbor's lights. He said his house has been in his family since 1958. His neighbor put these lights up three years ago. Hoffman said he has attempted to work with him and sometimes his neighbor cooperates and sometimes he doesn't. Hoffman said his neighbor had shields installed on his lights and that it has helped but the lights are still just too bright. Hoffman thought that maybe the Planning Commission could think about having people change commercial grade light fixtures.

Victor Rohner asked Hoffman how he knew that the lights were commercial grade. Hoffman replied that his neighbor told him.

Mike Fallon said he has a neighbor with bright lights also. Fallon explained that they have to close their shades so they are not blinded by the lights. Fallon thought having the lights shielded might help.

Victor Rohner asked how they are supposed to shield the light and keep the light on their own property. How do you keep a light from crossing an imaginary line? All people should be able to light their property the way they want. This is not a township problem, it's a neighboring problem. Collins commented that if the tax payers of Lake Township are coming to the township with it, it is a township problem. Siver stated that it is a township problem if the people don't respect their neighbor's property.

Pobanz showed drawings of what the Planning Commission is going to put in their ordinance so people know how to shield their lights.

There was a discussion between the guests and members about lighting. Rohner made the comment that since Lake Township doesn't have an ordinance yet, then we should be under Huron County's Ordinance. Pobanz stated that is not how it works. McCallum stated that Huron County Zoning does not include Lake Township.

Rohner stated he doesn't want to argue technicalities, he just thinks that the Huron County Ordinance is a clean simple ordinance.

Randy Armstead stated that he was new to the area and he bought the land that the Piwonski's are talking about. He then asked what happens next. Where does the letter from Piwonski's go? Pobanz stated the request has to be put on the agenda, and it may take a while.

Mike Manenti stated that he is a Zoning Board of Appeals member and that he has questions that he would like to have the Planning Commission look over. The first thing was the 10' distance between accessory structures, questions about the fences on the beach from the front yard to water front. Better explanation of side yards, and questions about waterfront property owners and two front yards. Manenti also asked that they look into a nonconforming structure being more nonconforming if you build straight up. Manenti then stated that he thought the Planning Commission members and the ZBA members should schedule meetings once a month or whatever it takes to understand ordinances and have less ZBA meetings. Pobanz told Manenti he would try to get these items on the agenda soon.

New Business: Amending the Lake Township side yard Zoning Ordinance. Planning commission member's discussed the language of the ordinance and the drawing. After a brief discussion, Kelterborn made a motion for Pobanz to check with the Township attorney to see what has to be done about changing or clarifying the ordinance. Seconded by Collins. All ayes motion carried.

Old Business: Wind Ordinance

Collins stated that she hasn't heard back from the attorney who has the rough draft of the Wind Ordinance. The members then discussed the importance of documentation and clarity in the ordinance. Kelterborn suggested that Collins let Pobanz know when she receives the rough draft from the lawyer. Then he suggested that Pobanz should call the ZBA members and set up a workshop and post a meeting.

Lighting Ordinance: The members went over shielding of lights, bulb wattage, definitions and diagrams. After a brief discussion, motion made by Kelterborn for a public hearing at the June 25, 2014 planning commission meeting for proposed lighting ordinance. Seconded by Siver. All ayes motion carried.

Mining Ordinance: Brief discussion on mining. Kelterborn stated he thought that the planning commission members should go over the material and have a discussion at the June meeting.

Pobanz wanted to add small sheds to next month's agenda.

Public Comments: David Piwonski didn't think that Mr. Armstead's question was answered about the 30 degree angle. Kelterborn stated the planning commission members will take the letter under advisement and discuss it next month. Amending ordinances takes a couple months. Pobanz stated that with the property all being different sizes it's going to be hard to regulate usage.

Rohner asked when the lighting draft would be available for public. Pobanz stated if Public meeting is June 25, 2014, the proposed language of the draft would be available on June 5.

Motion made by Kelterborn to adjourn, seconded by Collins. All ayes motion carried.

Meeting adjourned at 8:35 P.M. Next meeting June 25, 2014

Submitted by Kim Simpson, recording secretary