

# Lake Township Planning Commission

## Regular Meeting

August 27, 2014

## Approved minutes

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

Roll call: Nicole Collins, Jerry Pobanz, Clay Kelterborn, Todd Gordon all present. Bob Siver was absent. Approximately six guests.

**Approval of July 23 minutes:** Motion made by Gordon to accept July 23, 2014 minutes, seconded by Kelterborn. All ayes-motion carried.

**Approval of agenda:** Motion made by Kelterborn to accept the agenda with two additions. Zachary Branigan attending a future meeting and discussing the Master Plan Review in a future meeting. Seconded by Collins. All ayes-motion carried.

**Correspondence:** Chairman Jerry Pobanz read and email from Jeff Smith- Huron County Building and Zoning Director, on Lake Townships Wind Ordinance Draft.

**Public Comment-** NONE

**New Business-** NONE

### **Old Business- Lighting Ordinance**

Pobanz stated the Lake Township Attorney is recommending the Lighting Ordinance become a general ordinance and going in front of the Lake Township Board of Trustees.

**Non-conformities Ordinance-** Gordon commented about the good articles and information in the Planning Commissions' packets and he thought they should take time to read over the material. Collins asked what the concern was with the non-conformities ordinance. Pobanz explained the biggest concern is building straight up on a non-conforming structure, and if it makes the building more non-conforming. Kelterborn then read section 1301. Intent of non-conformities. The Planning Commission members discussed the need for a variance. Kelterborn explained how each situation is different and by having the variance process the ZBA looks at this on a case by case basis. He also stated that with a variance the ZBA had to look at the surrounding area and the impact on the neighbors. There was a brief discussion about changing the language due to the non-clarity. Motion made by Collins to look over other

communities non-conformities ordinances and see what they're doing before the next PC meeting. Seconded by Gordon. All ayes-motion carried.

**Side Yard Setbacks:** Pobanz stated the language needs to be changed and that there is a graphic error. The Planning Commission members discussed options and looked over Caseville Townships' language and graphics. There was more discussion and a motion was made by Collins to rewrite the language and change the graphic. Seconded by Gordon. All ayes- motion carried. Pobanz asked if they had to have a public hearing, Kelterborn replied yes. The Planning Commission members agreed to have a couple more items to present before scheduling a public hearing.

**Added items to the agenda:**

**Zachary Branigan:** Pobanz said he would try to contact him before the next meeting to see if he could attend meeting.

**Master Plan Review:** Planning Commission members thought this would take a little more time to put on future meeting agenda.

**Next Planning Commission Agenda Items:**

Non-conformities

Zachary Branigan

Mining Ordinance

**Public Comment:** Victor Rohner asked if there would be a Lighting Ordinance Draft since it is being made into a general ordinance? Pobanz replied no.

Motion made by Collins to adjourn meeting, seconded by Gordon. All ayes-motion carried.

**Adjourned 8:55p.m.**

**Next meeting September 24, 2014 at 7:00p.m.**