

Lake Township Planning Commission
Regular Meeting
January 28, 2015
Approved Minutes

The meeting was called to order at 7: 03 p.m. In attendance were Planning Commission members: Nicole Collins, Todd Gordon, Clay Kelterborn and Jerry Pobanz. Bob Siver was absent. There was 1 audience member.

Motion by Kelterborn to approve December 17, 2014 minutes, seconded by Gordon. All ayes. Motion carried.

Pobanz added Crews rezoning application to correspondence. Motion by Gordon to approve agenda with addition, seconded by Kelterborn. All ayes. Motion carried.

Correspondence: Lake Twp. ZBA minutes.

Plymouth Twp. application procedures for variance, submitted by Jeanne Henry (ZBA).

Crews rezoning application.

The ZBA asked the PC to review their minutes and the Plymouth Twp. application procedures for variance, paying particular attention to paragraphs 1 & 2. They would like the PC to consider the addition of a letter of intent regarding the applicant's building project, which will include an explanation as to why zoning compliance cannot be met, when they petition for a variance. The PC suggested that obtaining copies of the County's site plan review and approval regarding well, septic field, etc. would be of help. Pobanz asked how the ZBA is notified when conditions placed on a variance have been met. Tory Geilhart responded that if conditions are not met they will not receive approval during final inspection. Pobanz added that Jeannie Henry (ZBA Chair) will work on updating the procedures and the ZBA will submit them to the PC for review.

Pobanz asked that all PC members be given copies of the Crews rezoning application and corresponding documentation. Members were given this information.

Gordon recommended that the fee schedule for a PC hearing be placed in alignment with the fee for a ZBA hearing, thus raising the PC fee to \$450.00 from \$350.00 plus any additional costs for copies, mailings, etc. Motion by Gordon to increase PC hearing fee to \$450.00 plus any additional cost(s), seconded by Kelterborn. All ayes. Motion carried.

The PC will ask Kim Simpson, Secretary to work on updating the Master Plan figures using the most current census figures (2010). This update will give them a comparison with which to begin working. Pobanz said that the Master Plan goals are part of community planning. Kelterborn added that implementation, funding and community involvement play a large part in achieving the goal. He further stated that maps need to be updated. Gordon said that the ZEA (Zoning Enabling Act) has provisions that we are required to follow. Collins added that there have been 24 changes to the ZEA and that the flood plane boundaries have changed since 2007/2008. Motion by Gordon to place Master

Plan on future agenda pending updates from Kim Simpson, seconded by Kelterborn. All ayes. Motion carried.

The PC agrees that the lighting ordinance (general ordinance) is very near to completion. Collins will email the ordinance with some notes to the PC members. Motion by Collins to review the lighting ordinance at the next meeting, seconded by Kelterborn. All ayes. Motion carried.

Motion by Gordon to place mining ordinance and set back wording on future agenda, seconded by Kelterborn. All ayes. Motion carried.

During public comment, Tory Geilhart, Lake Twp. Building Inspector/Zoning Administrator raised his concern over zoning ordinance wording, focusing on attached garage and second story additions. He feels that the language involving nonconformity is particularly problematic. He pointed out that there are various interpretations of its meaning. He said it is necessary to define what "increase of nonconformity" actually means. The PC asked Geilhart if he would work on the wording of the nonconformity section of the ordinance and bring it to the PC for their review and discussion. Geilhart agreed.

Motion by Gordon to place Crews rezoning application hearing on the February 25, 2015 agenda, seconded by Kelterborn. All ayes. Motion carried.

Motion by Gordon to change time of February 25, 2015 meeting to 6:00 p.m., seconded by Kelterborn. All ayes. Motion carried.

February 25, 2015 agenda items:

1. Crews rezoning application
2. Lighting ordinance

Future agenda items:

1. Master Plan
2. Mining ordinance
3. Setback wording
4. Tory Geilhart reworking of nonconformity wording

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

Meeting adjourned at 9:15 p.m.

Next Planning Commission meeting: February 25, 2015 at 6:00p.m.

Minutes prepared by:

Maryanne Williams

Deputy Clerk