

Lake Township Planning Commission  
Regular Meeting  
February 25, 2015  
Approved Minutes

The meeting was called to order at 6:01 p.m. In attendance were Planning Commission members: Nicole Collins, Todd Gordon, Clay Kelterborn, Jerry Pobanz and Bob Siver. There were 4 audience members: Lou Colletta, Gary Crews, Tory Geilhart, Lake Township Building Inspector / Zoning Administrator and Valerie McCallum, Lake Township Supervisor / Assessor.

Motion by Gordon to approve January 28,2015 minutes, seconded by Kelterborn. All ayes. Motion carried.

Motion by Kelterborn to accept the agenda, seconded by Pobanz. All ayes. Motion carried.

Pobanz opens the Public Hearing for consideration of zoning classification change for Gary and Marsha Crews. The property is located at 4742 Port Austin Rd Caseville, Michigan. Pobanz asked for Public comments.

Gary Crews, addresses the planning commission. He states that he has three small cottages and he would like to improve two. The increase in square footage on cottage 2 would be 792 sf on the first and second floors. The increase in square footage on cottage 3 would be 576 sf on the first and second floors. He originally submitted for a variance. The day he was to appear for the variance in January, he was contacted by the township Attorney Garner. Garner advised him to petition for rezoning of his property. That is why he was petitioning for rezoning from R-1 to R-B. Crews states he has spoken with both owners of neighboring properties, to the east (Fuller) and west (Ignash),and neither has a problem with improving the property.

Crews states that under lake townships zoning ordinance section 1.02, 13.01 1nd 13.02, his request to rezone his property from R-1 to R-B would make his property more conforming than it is currently.

Kelterborn asks what the original variance was requesting? McCallum states the original variance was for increasing the ground and second floor square footage on two of the three cottages.

Kelterborn asks Crews why he plans to renovate cottages 2 and 3, but not 1? Crews states that cottage 1 is habitable.

Gordon states there would only be an impact on the neighbors to the east.

Pobanz states that we have correspondences that are in support of the rezoning. The first correspondence is from Dale Ignash, property owner on the west side of Crews property. The second correspondence is from James and Cheryl Kyle 4756 Port Austin Rd.

Kelterborn has concerns with the lack of limitations in R-B opposed to R-1. These requests would require the property owner to request a variance and show practical difficulties. He asks, what is the advantage to rezoning? Crews states his goal is to improve the property for his three daughters.

Gordon addresses the new septic and size on the property. Geilhart states he believes the size of the septic will limit the ability to add additional buildings. Kelterborn not opposed to people improving their property. He believes that there is a lack of control in R-B.

Kelterborn makes a motion to close the public hearing, seconded by Pobanz. All ayes. Motion carried. Pobanz closes the Public Hearing at 7:30 p.m..

Gordon agrees with Kelterborn's concerns. Gordon states the planning commission can work on the zoning ordinance for R-B. Gordon also believes the property cannot be overbuilt due to the area of the property the septic takes up. Siver has concerns with the property being overbuilt.

Kelterborn suggest that the Zoning Administrator would be in the best position to explore the scope of R-B.

Gordon makes a motion to recommend to the Board in favor of rezoning from R-1 to R-B, seconded by Collins. Roll call vote: Siver – No, Pobanz - Yes, Kelterborn – No, Gordon – Yes, Collins – Yes.

Public Comments: None

Old Business:

Kelterborn noted that partially shielded lighting was omitted from the revisions to the lighting ordinance. The definition will have to be included also. Kelterborn motioned to forward changes to the Board, seconded by Gordon. All ayes. Motion carried.

Kelterborn spoke with Jeff Smith from the county about the work they are doing on the county master plan.

Geilhart briefed the planning commission of his progress on the zoning ordinance reviews. He will have Kim type them for clarity before presenting the ideas to the planning commission.

March 2015 agenda items:

Annual Report

By – Laws – review content

Election of Officers

Meeting Schedule

Master Plan

Tory Geilhart reworking of nonconformity wording

Future Agenda Items:

Mining Ordinance / Fracking

Kelterborn motioned to set the next meeting for March 25, 2015, Collins seconded. All ayes. Motion carried.

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

Meeting Adjourned at 8:45 p.m.

Next Planning Commission meeting: March 25, 2015 at 7:00 p.m.

Minutes prepared by:

Nicole Collins

Planning Commission, Secretary