

Lake Township Planning Commission

Regular Meeting

May 27, 2015

Approved Minutes

The meeting was called to order by Chairman Jerry Pobanz at 7:05 p.m. Pledge of Allegiance was recited.

**Roll call:** Jerry Pobanz, Clay Kelterborn, Todd Gordon, Nicole Collins, and Bob Siver all present. Four guests.

**Approval of April 22, 2015 minutes:** Motion made by Kelterborn to accept the April 22, 2015 minutes, seconded by Collins. All ayes- passed.

**Approval of agenda:** Motion made by Kelterborn to accept the agenda, seconded by Gordon. All ayes-passed.

**Correspondence:** Pobanz read an email from Jean Driscoll thanking the Planning Commission for their hard work and completion of the Lighting Ordinance.

**Public Comment:** Valerie McCallum stated that she received a phone call from a property owner who had questions about sharing a well, and wanted to know if it was allowed in Lake Township. Gordon stated that he wasn't sure if that was something that was up to the Township. He went on to explain that people do share wells. They are a Type 3 well which requires 75' versus 50' isolation from a contaminations source and would have to have a shared well agreement if they sell the property. Gordon also stated that he thought this was something that would be handled by the health department. McCallum said she would contact them.

**New Business:** Reworking of Zoning Ordinances

The PC members began discussing the changes that Tory Geilhart had recommended for the Zoning Ordinances. The first one, 705.2 Minimum Yard Requirement subparagraph B, was to consider changing the minimum of at least six feet, with total minimum side yards of sixteen feet from the property line, to each side yard shall be a minimum of at least six feet from the property line. The PC members had a discussion on whether or not this setback is too small, they also thought that the setback would block access and make it difficult for large trucks (fire trucks) to get through if needed. Kelterborn commented that he felt that the 10' and 6' setback has been working. Gordon stated that he would like to hear Geilhart's reasoning for the change. The next section was 705.2 Minimum Yard Requirement subparagraph D, to consider changing the thirty (30) degree angle to a thirty-five (35) degree angle. After a brief discussion on this section the members decided to wait until Geilhart was in attendance to discuss why he recommended the changes. The PC members went on to discuss the recommended changes made to Section 705.5 (F-2), Section 805.5 (G-2) and Section 904.7 (C) Accessories Structures. Geilhart suggested changing the distance that an accessory building must be from any adjacent building from ten (10') feet to five (5') feet. The members briefly discussed his recommendations and agreed that this would be a good change to the ordinance.

There was a short discussion covering the changes Geilhart suggested be made to Section 1303 Nonconforming Lots of Record, removing at least eighty percent (80%) of the applicable required setbacks for that district. A motion was made by Kelterborn to hold a public hearing at the June 24

Planning Commission meeting for the rewording of the side yard definition in Section 202, Section 1303 revision and the five foot (5') between accessory buildings instead of ten foot ( 10'), seconded by Collins. All ayes- passed.

The Planning Commission members had a brief discussion on the nonconforming building and structures. They discussed the floor area ratio and the need to have variances so the neighbors that may be affected have a say in the construction. The members discussed how each situation is still different and that is why the variance procedures work. Kelterborn made a motion to table this topic until the next meeting, seconded by Collins. All ayes- passed.

The members discussed interviewing a couple different planners to help the Planning Commission get some things settled. Kelterborn made a motion for Chairman Pobanz to contact the representatives from Land Plan and McKenna to help with planning, seconded by Gordon. All ayes- passed.

### **Old Business**

Pobanz acknowledged the data updates given to each of the members for the Master Plan Review and asked if Lake Township needed all this data in the Master Plan. Kelterborn asked Kim Simpson if she and Maryanne Williams could update the data needed by July or August. Simpson replied yes. The members continued talking about buffer strips and whether they are attractive to farmers. Members agreed to continue discussing the Master Plan Review at a future meeting.

Pobanz asked the members if they wanted to consider the Draft Model Buffer Ordinance from Zak Branigan from the last meeting. Kelterborn stated he thought it would be good for the Planning Commission members to meet with the Conservation District and Drain office sometime later in the summer. He also suggested writing them a letter to let them know the Planning Commission would like to meet with them.

Kelterborn made a motion to put the topics of mining and fracking on the June meeting agenda, seconded by Nicole. All ayes- passed.

Kelterborn also stated he would like to have small accessory structures on the agenda under future agenda items.

### **June agenda items:**

Nonconforming buildings and structures  
Reworking of zoning ordinances- Tory Geilhart  
Mining / fracking

### **Future agenda items:**

Small Accessory structures  
Master Plan Review

Motion made by Kelterborn to adjourn meeting, seconded by Collins. All ayes- passed. Meeting adjourned at 8:50 p.m. Next meeting and public hearing June 24, 2015.