

Lake Township Planning Commission

Regular Meeting

July 22, 2015

Approved Minutes

The meeting was called to order by Chairman Jerry Pobanz at 7:03 p.m. Pledge of Allegiance was recited.

Roll Call: Bob Siver, Jerry Pobanz, Nicole Collins all present. Clay Kelterborn arrived at 7:15 p.m. Todd Gordon was absent.

There were approximately three guests.

Approval of June 24, 2015 minutes: Motion made by Siver to accept the June 24, 2015 minutes, seconded by Collins. All ayes – passed.

Approval of Agenda: Motion made by Siver to amend the agenda by adding discussion on fireworks; added under old business, seconded by Pobanz. All ayes – passed.

Correspondence: None

New Business:

Patrick Sloan presented a hand-out from McKenna and Associates and gave a brief summary of the company. Sloan advised that the company has been in business for 37 years and serves large and small communities in developing and realizing their local plans. Sloan has been with the company three years. He advised that the prices McKenna and Associates offered in its proposal that was submitted to the township two years ago remain the same.

Discussion followed among the members and the guests regarding a review of the township's Master Plan and ordinances. Sloan advised that the priorities of townships are constantly changing and although Lake Township has a Master Plan in place, state law requires that communities consider updating its Master Plan at least once every 5 years.

Discussion continued regarding lake front development, agricultural and wind energy as some of the concerns of the community; that more comprehensive ordinances need to be developed to address these issues. Other concerns discussed were industrial zoning, mining and fracking. Sloan advised that a community cannot prohibit such operations but the community can adopt ordinances to put restrictions on such operations.

The discussion returned to the fees for McKenna's services. Sloan advised that there would be a flat fee for the technical review of the Master Plan and zoning ordinances which would involve a review and a walk through with the committee. Sloan did not have the flat fee cost available but would provide a proposal for the technical review. The members want to further think about the services offered.

Pobanz thanked Sloan for the presentation.

(Kelterborn left the meeting)

Guest Tom Pierce commented that Planners are used in business; that an outsider looking in can be a fresh look.

Old Business:

Siver commented that fireworks were going off next door to his house for 90 minutes in a wooded area and that stricter regulations need to be adopted. He is concerned about safety and fires. McCallum advised that many people are unhappy with the fireworks and one resident indicated that he was going to get a petition going to adopt stronger regulations.

A discussion concerning nonconforming buildings and structures took place and Collins commented that the township needs to add zoning ordinances to address what the community wants to accomplish. Collins commented that the ordinances need to be consistent and she finds there are a lot of inconsistencies right now.

McCallum advised that the recommended amendments to the zoning ordinances were approved at the Board's meeting on July 20th.

A discussion took place regarding the closed restroom at McGraw park and the port-a-potty that is full. Collins advised that there was an article in the paper regarding this issue. Pobanz commented that he wouldn't want to see the Oak Beach facilities closed. McCallum commented that Philp Park used to have facilities and now only has a port-a-potty. The Road Commission is willing to put a facility in if the township pays for it.

Pobanz asked that old business mining/fracking be tabled until the other members are present. Motion made by Collins to table the mining/fracking issue until next month, seconded by Siver. All ayes – passed.

Guest Tom Pierce asked whether the state, any cities, etc. have ordinances pertaining to fracking. Sloan advised that fracking is done in existing mines where drilling cannot reach and advised the Planning Commission members to visit the DEQ website for oil & gas mines in the area.

Pobanz advised that old business Master plan review was already discussed.

Pobanz advised that old business Small Accessory structures keeps surfacing and he needs to talk to Tory Geilhart.

A discussion took place on the draft model buffer ordinance. Collins stated that she likes the concept of it but isn't sure it would be well accepted. McCallum suggested reviewing the maps to determine how much property would be affected.

Clinton asked if any members were planning on attending the workshop, *Hot Topics in Planning & Zoning*. Pobanz advised he is interested in attending.

Motion made by Collins to adjourn meeting, seconded by Siver. All ayes – passed. Meeting adjourned at 8:45. Next Planning Commission Meeting August 26, 2015.