

Lake Township Planning Commission  
Regular Meeting  
November 18, 2015  
Approved Minutes

The meeting was called to order by Chairman Jerry Pobanz at 6:07 p.m. The Pledge of Allegiance was recited.

**Roll Call:** Bob Siver, Jerry Pobanz, Clay Kelterborn, and Nicole Collins, Todd Gordon all present. Approximately 8 guests.

**Approval of October 28, 2015 minutes:** Motion made by Kelterborn to accept the October 28, 2015 minutes, seconded by Collins. All ayes- passed.

**Approval of Agenda:** motion made by Gordon to accept the agenda, seconded by Siver. All ayes- passed.

**Correspondence:**

None

**Public comments:**

None

**New Business:**

Mark Eidelson from LANDPLAN began talking about his assessment of the current ordinance. He stated his biggest concerns, which were procedures, clarity, zoning districts and complying with the zoning enabling act. He went on to say that correcting the most pressing problems would be less costly, but would only address a limited scope of issues. A new ordinance is a better approach. Eidelson stated that he knows that the Planning Commission is contemplating about the master plan, if and when it should be done. Eidelson said that the Master Plan is usually created first and then the ordinance is updated; but if the Planning Commission officials prefer the new ordinance first due to pressing issues, it would not be rare to pursue clear zoning and then the Master Plan. Eidelson stated he would be available to answer any questions about anything.

The members discussed the Zoning Board of Appeals and the difficulty they have when dealing with the ordinance. The members went on to discuss different pending issues with Eidelson. They discussed nonconforming buildings and structures, side yard setbacks, and definitions in the ordinance. They talked about keeping what is good in the ordinance and adding to that. Eidelson then explained to the members what would be involved in making a new ordinance. There would be blue print meetings, Eidelson would have an agenda for every meeting that would be followed, the planning commission members would have to come to the meetings

prepared and ready with information to add to the ordinance, there would be meetings that focus on different issues. Then there would be review meetings, where they would go through the draft to make final revisions, and hopefully the revision list will be short. The meetings would be 2 ½ hours, and Eidelson recommended the Township board attend the meetings also. The time it will take is about 12- 14 months, may be shorter or longer.

Kelterborn asked if he thought the new ordinance would be longer or shorter? Eidelson said it would be shorter with smaller font and margins. Pobanz stated that he didn't think making amendments to the old ordinance was the way to go. Collins stated that amending the ordinance is not effective on the entire ordinance. Kelterborn commented that even with a new ordinance, it doesn't mean that you won't go through an amendment process. Gordon stated that he thought going with a new ordinance was best. Siver made a motion to forward a proposal to Township board on a new zoning ordinance, seconded by Collins. All ayes- motion passed.

#### **Old Business:**

None

#### **Public Comments:**

Victor Rohner asked if the masterplan should be done before the zoning ordinance? He also asked where the master plan is? Eidelson stated it is not unusual to work on ordinance if needed before masterplan. The members told Rohner that the master plan is on line.

Rohner then asked if the ordinances have left us open to lawsuits? Kelterborn stated there has been one since he's been here. Kelterborn stated that it's not uncommon for ordinances to be challenged, but there is no massive rush to take us to court.

#### **Pending Agenda Items**

Master Plan review

Small Accessory structures

Draft Model Buffer Ordinance

Nonconforming buildings and structures

Motion to adjourn made by made by Kelterborn, seconded by Nicole. All ayes-passed.

Meeting adjourned at 8:17 p.m.

Next meeting December 16, 2015 @ 6:00

Minutes prepared by Kim Simpson, secretary