

**Lake Township Planning Commission**  
**Regular Meeting**  
**February 29, 2016**  
Approved Minutes

The meeting was called to order at 6:09 by Chairman Jerry Pobanz. The Pledge of Allegiance was recited.

**Roll Call:** Bob Siver, Jerry Pobanz, Todd Gordon, Nicole Collins, Clay Kelterborn were all present.

Zoning Administrator Tory Geilhart, Supervisor Valerie McCallum and Dede Russell were in attendance.

**Approval of the January 27, 2016 Minutes:** Motion made by Siver to accept the January 27, 2016 minutes, seconded by Collins. All ayes- passed.

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

**Correspondence:** None

**Public Comment:** None

**Old Business:**

**LANDPLAN:** Mark Eidelson opened the meeting by advising that the February 8, 2016 correspondence from LANDPLAN will be used as the agenda. Eidelson went on to explain that they will be reviewing each of the sections, and then hearing the views and questions from the Planning Commission members.

- 1) **Manufactured Housing Community District:** The Planning Commission agreed that the new ordinance should include a Manufactured Housing Community District rather than treat this development option as a special land use in another district. They also agreed that the new zoning map not include any lots zoned Manufactured Housing Community District until such time that a specific rezoning petition may be approved.
- 2) **Industrial District:** The Planning Commission agreed that the new ordinance include a Light Industrial District rather than treat this development option as a special land use in another district. They also agreed that the new Zoning Map not include any lots zoned Light Industrial until such time that a specific rezoning petition may be approved (unless there are existing industrial sites).
- 3) **M-25 Corridor Overlay District:** Passed on this until next meeting.
- 4) **Planned Unit Development District (PUD):** The Planning Commission agreed that the initial draft of the new ordinance should provide for a PUD District.
- 5) **Building Size Limitations:** The Planning Commission agreed with the proposed concept as presented in the blueprint correspondence.
- 6) **Maximum Lot Coverage:** The Planning Commission agreed to the maximum lot coverage for rural residential and agricultural to be 25% except non-conforming lots less than 50% can be 35%.

Eidleson and the Planning Commission went on to discuss:

**AG Agricultural District:**

**Authorized Uses:** The Planning Commission members didn't have any concerns about any aspects of the authorized uses (or prohibited uses) in the AG District of the current Ordinance that should be addressed in the new Ordinance.

**Site Development Standards:** The PC members agreed that the new ordinance should carry forward the current minimum 1.5 acre lot standard.

**Zoning District Boundaries:** The PC members agreed that the new ordinance should carry forward the same AG District boundaries as the current Zoning Map.

**R-R Rural Residential District:**

**Authorized Uses:** The PC had no concerns about any aspects of the authorized uses in the R-R District of the current Ordinance that should be addressed in the new Ordinance.

**Site Development Standards:** **A-**The PC members agreed that the minimum 1.5 acre lot area should be retained. **B-**They agreed to the 2.5 stories to dwellings, and subject to 35' maximum height. **C-** The PC members agreed that the AG and RR districts should both have a setback of 50'.

**R-1, R-2, R-3, and R-B Districts:**

**R-1 Single Family District:**

**Authorized Uses:** The PC members didn't have concerns about any aspects of the authorized uses in the R-1 District of the current Ordinance that should be addressed in the new Ordinance.

After a long discussion on non-conformities and adding second stories on non-conforming buildings the rest of the blueprint meeting was tabled until the April meeting. Eidelson stated that he would lay out alternatives in zoning wording to address flexibility on setbacks, lot coverage and clarity on what constitutes a non-conforming structure for the April blueprint meeting.

The Planning Commission continued with old business items on the agenda.

There was a motion made by Kelterborn to have the PC meetings start at 6 p.m. for the next two months (March & April), seconded by Siver. All ayes- passed.

Motion to table the meeting schedule until the next meeting (March 23, 2016) made by Pobanz, seconded by Gordon. All ayes-passed.

Motion made by Gordon to table the election of officers until the next meeting, seconded by Kelterborn. All ayes- passed.

Motion to adjourn meeting made by Collins, seconded by Gordon. All ayes-passed.

Meeting adjourned @ 9:15.

Next meeting March 23, 2016 @ 6:00 p.m.