

Lake Township Planning Commission

Regular Meeting

July 12, 2016

Approved Minutes

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

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

Motion made by Pobanz to add the June minutes to agenda, seconded by Kelterborn. All ayes- passed.

Motion made by Pobanz, to approve the agenda with the addition of the June minutes, seconded by Kelterborn. All ayes- passed.

Motion made by Pobanz to accept the June minutes, seconded by Gordon. All ayes- passed.

Correspondence: None

Public comments: None

Old Business:

LANDPLAN'S Mark Eidleson stated that he wanted to start with the February 8, correspondence and then start with the March 27 correspondence.

Zoning District, R-2 Single Family Districts-

Authorized uses: PC members had no concerns about any aspects of the authorized uses (prohibited uses) in the R-2 district that should be addressed in the new ordinance.

Site Development Standards:

- a) Sec. 805.1 – PC members agreed with provisions; that lots not served by sewer must be a minimum of 20,000 sq. ft. Excluding lots recorded prior to the date of New Ordinance subject to 12,000 sq. ft.
- b) Sec. 805.1- PC members agreed to 100 ft. minimum lot width on 20,000 sq. ft.
- c) Sec. 805.2 (C) – PC members agreed to a 20' rear yard setback on new 20,000 sq. ft. lots and existing lots 10' setback on current lots.

Zoning District Boundaries: PC members agreed that the new Ordinance should carry forward the same R-2 District Boundaries as the current Zoning Map

R-3 Multiple Family Residential District

Authorized uses: PC members had no concerns about any aspects of the authorized uses (prohibited uses) in the R-3 district that should be addressed in the new ordinance.

Site Development Standards:

Sec. 904.1- 904.5- PC members agreed with the provisions

Zoning District Boundaries: PC members agreed that the new Ordinance should carry forward the same R-3 District Boundaries as the current Zoning Map

R-B Residential Business District

Maintain the District: PC members agreed that the new ordinance should carry forward the R-B district into the new Zoning Ordinance.

Authorized uses: PC members had no concerns about any aspects of the authorized uses (prohibited uses) in the R-B district that should be addressed in the new ordinance.

Site Development Standards: Sec. 1004.1- 1004.4

- a) PC members agreed to increase minimum lot size from 12,000 to 20,000 for new lots without sewer, as previously discussed in other districts.
- b) PC members agreed to increasing rear yard setback to 20' as previously discussed in other districts.
- c) PC members agreed to increase the minimum 3' side yard setback to 10' for future and existing lots.

B-1 District

Zoning District Implementation Strategy:

Authorized uses: PC members had no concerns about any aspects of the authorized uses (prohibited uses) in the B-1 district that should be addressed in the new ordinance.

Site Development Standards: 1104.1- 1104.4

PC members agreed with provision of minimum lot size increasing from 15,000 sq. ft. to 20,000 for new lots without sewer, as discussed previously in other districts.

Zoning District Boundaries: PC members had a short discussion on the rezoning of a party store to commercial on the Zoning map. All members agreed to rezone party store to commercial on zoning map.

The PC members began discussing the March 27 correspondence.

1. Outdoor Furnaces:

Mark asked if this is something that the PC members would like to address. The PC members agreed that outdoor furnaces should be addressed. Things that the PC discussed that may need to be regulated: setbacks, chimney height, materials burned, and prohibited in R1 & R2 districts.

2. Temporary Non-Residential Buildings and uses:

PC members agreed that the new Zoning Ordinance present provisions that address temporary nonresidential uses and buildings.

3. Keeping of Livestock as Residential Accessory Use, Section 1201-10

a) Subsection 1201.10: PC members agreed to the provisions; keeping of household pets- 1. Front yard limitations 2. Noise 3. Waste 4. Containment.

b) Section 1201.10 (B) PC members agreed to continue with this section in a future meeting.

New Business: None

Public Comments: None

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

Next meeting July 27, 2016 @ 6:00 p.m.

Submitted by Kim Simpson