

Lake Township Planning Commission and Public Hearing
July 27, 2016
Approved Minutes

The meeting was called to order at 6:04 p.m. by Chairman Jerry Pobanz. The Pledge of Allegiance was recited.

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

Motion made by Gordon to approve the July 12, 2016 minutes, seconded by Nicole. All ayes-passed.

Motion made by Pobanz to approve the agenda, seconded by Gordon. All ayes-passed.

Correspondence: Memo from Tory Geilhart- Zoning Administrator, pertaining to firewood sales. Pobanz **opened the public hearing** on Proposed Zoning Amendment Section 303. Zoning Board of Appeals at 6:05 p.m.

No public comments.

Pobanz **closed the public hearing** at 6:07 p.m.

Motion made by Gordon to accept the amendments to the ordinance and send the ordinance onto the Township board, seconded by Pobanz. All PC members agreed. All ayes- passed.

Old Business:

LANDPLAN'S Mark Eidelson stated that they would be starting tonight's meeting with April 6, correspondence page 5- #4.

Home Occupations, Section 1201.11- The PC members agreed that the initial draft of the new Zoning Ordinance needs to include an expanded scope of standards, no permit needed, and to classify in-home occupations as conditional/special land use.

Mark asked if there are other issues that have surfaced in association with past problems or experiences with home occupations that should be addressed in the new Zoning Ordinance. PC members stated no.

Dwelling Standards:

- a) The PC members agreed that the 24' standard should apply to all elevations and should carry forward in the new Ordinance.

- b) The PC members agreed that the dwelling standards should be expanded to address #3 & #4 of the provisions.

Parking/Storage of Recreational Vehicles, Sec.1201.12 The PC members agree that they want to allow parking/storage of Recreational Vehicles on occupied lots with some kind of time constraint.

Temporary Dwellings, Section 1202.4 (A) The PC members agreed to the provisions provided and had no additional issues to be discussed due to past problems with the temporary dwellings associated with a permanent dwelling.

Setback Exceptions for Decks: The PC members agreed the initial draft of the new Ordinance should include more lenient setbacks for unenclosed low-lying decks and patios.

Use of Recreational Vehicle as Temporary Dwelling on Vacant Lots, Section 1202.4(D):

After a short discussion the PC members agreed to the example provisions provided except for a & b.

Medical Marijuana: The PC members agreed that the new Zoning Ordinance should address medical marijuana with more of a middle of the road approach provision.

Commercial Vehicles in Agricultural/Residential Districts: The PC members agreed that they did not think the new Zoning Ordinance should include provisions to address this matter.

Accessory Buildings and Structures: After a lengthy discussion the PC agreed to have Eidelson prepare a draft for the ordinance and Nicole and Jerry to also prepare a draft and then compare the two at the next meeting. Eidelson and the PC members agreed to start with this section at the next meeting.

New Business:

Tory Geilhart stated that if selling firewood in Lake Township is turning into an issue, then it needs to be addressed in the ordinance. There needs to be some kind of specific rules or regulations for this. The PC members discussed talking to legal counsel and the township

board about looking into adopting an amendment to the ordinance. An amendment could be proposed in conjunction with notices of violations being sent out. After a lengthy discussion the PC members agreed to have Eidelson prepare a draft for the sale of firewood.

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

Meeting adjourned @ 10:10 p.m.

Next meeting August 24, 2016 @ 6:00 p.m.

Submitted by Kim Simpson