

**Lake Township Planning Commission
Regular Meeting
December 14, 2016**

Approved Minutes

The meeting was called to order at 6:02 by Pobanz. The Pledge of Allegiance was recited.

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

Zoning Administrator Tory Geilhart present.

Approval of April 27, 2016 Minutes: Motion made by Gordon to accept the October 26, 2016 minutes, seconded by Collins. All ayes – passed.

Approval of Agenda: Motion made by Pobanz to accept the agenda, seconded by Kelterborn. All ayes – passed.

Correspondence: None

Old Business: Pobanz asked Zoning Administrator Geilhart if he had anything to discuss. Geilhart had nothing to discuss.

A discussion took place on the firewood sales amendments and Gordon motioned to have a public hearing in March to address the firewood sales amendments to the current zoning ordinance. Pobanz seconded the motion stating to hold the public hearing at the Planning Commission's regular meeting on March 22, 2017 at 6:00 p.m. to address the amendments to the current Ordinance; specifically, to revise the Chapter Two definition of "home occupation" and to revise Section 1201.11, Home Occupations.

Draft portions of the new Zoning Ordinance:

Article 3 Zoning Districts, Regulations and Map. Pobanz asked the other PC members if they are in agreement with **Table 3-4 Site Development Requirements** on page 3-10. Collins stated that she thinks the maximum building height should be three (3) stories as opposed to 2.5 stories. Kelterborn asked Collins to bring examples of three (3) story houses to the next meeting; Collins agreed. Zoning Administrator Geilhart agrees with Collins and is of the opinion that the maximum story height should be 35 feet with the elimination of the story maximum requirement.

The PC discussed the implementation of design standards and eliminating the story limit if design standards were adopted. The PC discussed whether design standards should be its own chapter in the Zoning Ordinance. After further discussion, the PC agreed that

design standards should not be its own chapter but rather design standards should be incorporated in the applicable Articles.

Article 20 Supplemental Provisions. Collins brought up the subject of tiny houses and stated that tiny houses are growing in popularity and the issue of tiny houses in the Township should be addressed. Collins also stated that she is of the opinion that the twenty-four (24) feet minimum in Section 20.6 A.2 is too high and that A.1 and A.2 contradict each other. Kelterborn stated that it might be an error and possibly it should read that the minimum width on any side should not be less than twenty-four (24) feet. Collins stated she will research single wide mobile homes for manufacturing sizes and history.

Kelterborn stated to ask LANDPLAN that if the PC entertains the idea of tiny houses, if there a way to allow tiny houses with design standards that would require the houses to be stick built.

Article 6 Nonconforming Lots, Uses and Structures. Pobanz asked the PC if it agrees with Article 6 as written and further stated his concern with Section 6.2 A.2 that it isn't fair that three (3) 50 foot lots would be an undivided lot for the purposes of the Ordinance in the case of an inheritance by more than one individual. After discussion, the PC agrees with the Article as written.

Article 20 Supplemental Provisions. Zoning Administrator Geilhart is of the opinion that Section 20.8 C.1.a. should allow storage buildings in waterfront yards and thinks the PC should reconsider allowing such structures. The PC discussed the possibility of small sheds in waterfront yards with a square foot maximum, such as not to exceed forty-eight (48) square feet and not exceed six feet in height, or a cubic foot maximum be allowed in appropriate places such as along fences, hedges or next to buildings as suggested by Geilhart.

Article 14 Site Plan Review. Pobanz asked Zoning Administrator Geilhart if he had any issues with Article 14. Geilhart stated he had no issues with this Article; it is technical and he is of the opinion that it is a thoroughly written Article by LANDPLAN.

Article 15 Special Land Uses. The PC is in agreement with the Article as written.

Article 16 Zoning Board of Appeals (ZBA). The PC is in agreement with the Article as written.

Article 17 Zoning Map and Text Admendments. The PC is in agreement with the Article as written.

Kelterborn suggested that the PC should review **Article 21 Definitions** prior to the next meeting and focus on that Article along with **Article 20 Supplemental Provisions** Section 20.8 Accessory Building and Structures at the next PC meeting. The PC agreed and Pobanz stated that next meeting will begin with the old business starting on page 20-1.

New Business: None.

Public comments: None.

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

Meeting adjourned at 8:32 p.m.

Next meeting January 25, 2017 at 6:00 p.m.

Submitted by Lisa Clinton