

Lake Township Planning Commission
Regular Meeting
February 22, 2017
Approved Minutes

The meeting was called to order at 6:08 by Chairman Jerry Pobanz. The Pledge of Allegiance was recited.

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

Zoning Administrator Tory Geilhart and three guests in attendance.

Approval of December 14, 2016 minutes: Motion made by Pobanz to accept the December 14, 2016 minutes, seconded by Collins. All ayes- passed.

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

Public Comment:

Theresa Gorman introduced herself and her husband Tom, and then brought up the minutes from the last meeting. Stating that she would like the PC to consider the maximum story height (ridge height) to be 35 feet with the elimination of the story maximum requirement as suggested by Collins at the previous meeting. She stated that the number of stories shouldn't be a criteria if under the 35 foot ridge height. She questioned what the governmental interest was for the Township to say only 2 stories as long as it's under the 35 feet? She explained that they have a home that looks like a ranch home from the road because you can't see their basement, but because her basement is not completely covered, it is considered a story and they were denied their addition even though it would've been below the ridge height. She encouraged the planning commission to get rid of the story requirement and to work with the 35 foot ridge height. The zoning administrator/building inspector Tory Geilhart agreed with the 35 foot ridge height.

Jason Chappel then asked the PC where they were on the Firewood Sales amendment. He stated he was interested in selling firewood on his property and would like permission to do so. Pobanz told him there is going to be a public hearing on March 22, to go over this amendment. Pobanz then read the proposed amendment aloud, and told Chappel he should return to the public hearing on March 22.

Pobanz read over the correspondence.

Old Business: Draft portions of the new Zoning Ordinance:

Article 1 Title & Purpose- The PC is in agreement with the article as written.

Article 2 General Administration, Enforcement and Penalties- after a short discussion on section 2.6 the PC members were in agreement with the article as written.

Article 3 Zoning Districts, Regulations and Map- the PC members reviewed this section again and had questions for LANDPLAN. They discussed the implementation of design standards and eliminating the story limit and how the design standard should not be its own chapter but rather design standard should be incorporated in the applicable articles (as discussed in prior meeting). They went on to discuss house height, stories and setbacks and the possibility of increasing the setbacks as the height goes up. Kelterborn suggested asking Eidelson for some different types of language to look over. The PC members also wanted to ask LANDPLAN about design criteria, a graduating/sliding scale based on the depth of the lot or frontage.

Article 20 Supplemental Provisions:

Collins asked if there was any response from LANDPLAN on tiny houses and how they are growing in popularity and how they should be addressed in the Township. There was no correspondence so she suggested asking LANDPLAN again.

The PC members questioned if **Sec. 20.19 subsection F- Garage/Yard Sales** should be included in ordinance or should it be excluded due to being a general ordinance?

They discussed **Sec. 20.21 subsection D Residential Storage** and wondered why it was there?

They discussed **Section 20.6 subsection A 1** - Geilhart clarified that the 720 sq. foot in A1 is meant to be main floor sq. foot and it is stated as total minimum sq. ft.

They discussed **Section 20.6 subsection A2** and it was decided to maintain the 24' across all sides.

They discussed **Section 20.20 subsection B1** and it was decided that they were in agreement with the way it was written.

The PC members agreed with the rest of article 20.

Article 21 Definitions

The PC members would like to see definitions for blight, junk, grade, average grade, wall height, building width. They questioned why Lot, through 21-6 was in definitions twice. The PC members questioned how a parcel is different from a lot. The PC members also wanted to ask Mark Eidelson if grading and excavating requires a site plan. The members discussed wall height and wanted to know if finished floor to top plate should be what is considered.

The PC members wanted Article 22 put on next month's agenda along with the new remaining draft portions articles 7-13.

New Business:

The PC members discussed the monthly meeting schedule, and the budget. After a short discussion a motion was made by Pobanz to accept the meeting schedule for every 4th Wednesday of the month @ 6:30 p.m. except for the month of November, which will be November 15 and no meeting for the month of December, and to roll over the budget from the previous year, seconded by Collins. All ayes-passed.

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

Meeting adjourned @ 9:05 p.m.

Next meeting March 22, 2017 @ 6:00 p.m. which includes a public hearing to address the firewood sales amendments to the current zoning ordinance.

Minutes submitted by Kim Simpson