

Lake Township Planning Commission
Regular Meeting
May 24, 2017
Approved Minutes

The meeting was called to order by Chairman Jerry Pobanz @ 6:37 p.m.
The Pledge of allegiance was recited.

Roll Call: Bob Siver, Jerry Pobanz, Clay Kelterborn all present. Nicole Collins and Todd Gordon were absent. Zoning Administrator/ Building Inspector- Tory Geilhart and Lake Township Supervisor- Val McCallum were in attendance along with two guests.

Approval of April 26, 2017 minutes: Motion made by Kelterborn, seconded by Siver. All ayes- passed.

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

Public comment: None

Old Business: Firewood sales amendment

Siver questioned the firewood sales becoming a general ordinance. Kelterborn suggested having Val (Lake Township Supervisor) talk to an attorney and acquire more information. The PC members began going over what was discussed at the last meeting. Kelterborn suggested setting parameters. Pobanz said he thought they should give people a chance to sell the firewood, but with some parameters. Siver stated that he is worried about the parking in the bike lane, and wanted to know if there was a way to control this.

McCallum asked if was possible to incorporate it into the zoning ordinance with restrictions. Geilhart stated that if there is an ordinance in place, and someone oversteps the boundaries we would have the ordinance to back up the restrictions. The PC questioned making residents get a permit to sell the wood. Pobanz said that it's not that we need to know who is selling the wood just that they know how to sell the wood. Geilhart said that firewood sales are not like garage sales, set up for 2 or 3 days, firewood sales are a continual basis. He suggested it be a seasonal thing, possibly from May through November. Kelterborn suggested keeping the parameters on the simple side. Some parameters mentioned by the members were: No processing on lot, the size of the pile- 20 sq. ft., the height of the pile- 4 foot, parking, the setbacks- 10% of width of property for side yard setback or a minimum of 10 ft., the front yard setback- minimum of 25 ft. was suggested.

Motion made by Kelterborn to table the firewood sales amendment matter until we get a draft rewritten and try to incorporate it with new ordinance, seconded by Siver. All ayes- passed.

Article 11 Landscaping and Screening: After a short discussion the PC was in agreement with the Article as written.

Article 12 Environmental Protection:

There was a discussion about section 12.2 Natural Resources, General -letter C #1. Kelterborn questioned if this pertained to removal of trees on a vacant lot, and would this need a permit. Geilhart said currently no. He stated that you can't disturb the soil prior to approval of a site plan. There was discussion about grade, and altering the grade, and how it would get tricky requiring grade surveys. Geilhart commented with the reference to disturbing grade, if someone is moving it with heavy equipment they are generally already going to have a site plan. He suggested making people aware of grade requirements and possibly get a site plan at the start of excavation. Geilhart said that it will be a slow process and the PC would have to get the word out possibly in a newsletter or something. But as time went on more people would become aware of it. Siver suggested possibly getting something out to the realtors in the area, so new buyers were aware of it. Kelterborn thought that the removal of topsoil section should be a little clearer. There was also a discussion on the lighting restrictions, Kelterborn suggested checking with LANDPLAN because we already have lighting as a general ordinance and doesn't want any conflict between the two. The same discussion on the Noise restrictions, the PC members thought there may be a contradiction between this ordinance and the wind ordinance as far as the numbers in table 12.9-1 sound level limits. A motion was made by Kelterborn to table article 12 until further confirmation from LANDPLAN on the lighting and noise ordinances, seconded by Siver. All ayes-passed.

Article 13 Access, Private Roads and Shared Driveways:

Short discussion about wanting input on this subject from Collins who was absent from meeting. Motion made by Kelterborn to table article 13 until next meeting, seconded by Pobanz. All ayes-passed.

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

Meeting adjourned @ 8:10 p.m.

Next meeting July 26, 2017 @ 6:30 p.m.

Minutes submitted by Kim Simpson