

Lake Township Planning Commission  
Regular Meeting  
August 9, 2017  
Approved Minutes

The meeting was called to order by Chairman Jerry Pobanz @ 6:35.

The Pledge of allegiance was recited.

**Roll Call:** Nicole Collins, Bob Siver, Jerry Pobanz, Clay Kelterborn, Randy Armstead all present.

Valerie McCallum, Tory Geilhart and Mark Eidelson were also in attendance.

**Approval of June 28, 2017 minutes:** Motion made by Collins to accept the minutes, seconded by Siver. All ayes-passed.

**Approval of agenda:** Motion made by Siver to accept the agenda with the addition of the email from Randy Zellinger pertaining to chickens added to the correspondence, seconded by Pobanz. All ayes- passed.

**Public Comments:** None

**Old Business:**

The PC commission started discussing the Zoning Administrator's memo regarding building height. The first discussion was on basements. Geilhart stated that if a basement has a daylight wall walk out then it should be considered a story. Kelterborn stated that the concern is with the lakeside, the focal point being the water and the unique attributes on the lake. Geilhart suggested getting rid of stories and using a ridge height of 35', and if the basement has a daylight wall then you would establish ridge height from that level. Geilhart went on to say that building code only permits 3 story structures, can't do more. Eidelson questioned why the township cares how many stories a structure has or how tall it is on the Lake side. Kelterborn replied because of the visual impact on the lake side from M-25. Eidelson suggested possibly having two height standards for the lake side or the R1 district. He suggested an example of 27' in the front yard, and possibly a 35' rear yard if there was a walkout basement. There could be flexibility on the front yard if the structure is set back on property further. Eidelson stated these are just examples as to what they PC could do and if the members agreed he could put a draft together for them to look over. The PC agreed to have Eidelson write up a draft. The

discussion then turned to garage wall height. After a brief discussion which included design standards, breaking up side yard walls either with windows or by design, maximum building height with flexibility Eidelson suggested putting together a draft for the PC to look over. The members agreed.

The PC members and Eidelson began discussing an outline of questions that was put together from the past minutes. They started with the most current minutes which were June 28, 2017 minutes. Sec. 13.5 shared driveways and who it is meant for? Eidelson explained it should be residential shared driveways, and is for two or more dwellings. The firewood sales amendment was from the April 26, 2017 minutes. The members agreed to the following changes: Changing the size of the retail sales area from 200 sq. ft. to 20 sq.ft. The height of the firewood pile no higher than 4 ft., same as allowed for a fence. The front yard setback changed to be off the road right of way. The side yard setbacks, 10' minimum either side so that there is no encroachment on neighboring properties. No permit required.

Article 21- Clarity on the corner lot graphic. Eidelson explained it was common for a corner lot to have 2 front yards and be on two separate streets and have less than 150' radius.

The discussion then continued with solar energy systems. They discussed how far the setbacks should be, what is considered to be a solar farm, houses with solar panels on them are not solar farms. There was concern with large scale solar farms in the residential area. Eidelson asked if the members wanted this removed, the members agreed it should be removed. After a brief discussion, Eidelson suggested he go back through section 7.27 and get back with the planning commission. The PC members agreed.

Article 9- Signs, the PC previously questioned why the size was changed from 32' to 48'? Eidelson suggested changing the size back to the original 32', members agreed.

Section 20.21 subsection D Residential Storage- the PC previously questioned why it was in the ordinance, Eidelson responded that it is in the township's current ordinance. Eidelson then asked the members if they would like to keep the article in the new ordinance or take it out. Members agreed to have it removed.

Section 20.6 A-1- PC members asked if this section could be written more clearly? Eidelson suggested requiring first floor square footage to be 720 sq.ft. in all districts. PC members agreed.

Article 21 Definitions- The PC members had wanted definitions for blight, junk, grade, average grade, wall height and building width, and clarification between parcel and lot. Eidelson stated that building width is not used in the ordinance, so there is no need for a definition. He also explained that there is no need to differentiate between parcel and lot in the new ordinance because they do not have separate regulations. Eidelson then told the PC members he would get back to them with the other definitions.

Eidelson suggested starting with the December 14 minutes at the next meeting, then continuing with the outline of questions and any other questions pertaining to the new zoning ordinance after that. He also stated that he would put some correspondence together over what was discussed at tonight's meeting and get it to the members before the next meeting.

Motion made by Pobanz to cancel the August 23, 2017 regular meeting for the Planning Commission and reschedule the meeting for August 30, 2017, seconded by Collins. All ayes-passed.

Motion made by Collins to adjourn the meeting, seconded by Pobanz. All ayes-passed.

Meeting adjourned @ 9:10.

Next meeting August 30, 2017 @6:30 p.m.

Minutes submitted by Kim Simpson