

Lake Township Planning Commission
Regular Meeting
August 30, 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 August 9, 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 as is, seconded by Collins.

All ayes- passed.

Public Comment: None

New Business: NONE

Old Business: Review Zoning Ordinance Questions with Mark Eidelson. The PC members started the meeting with the new correspondence from LANDPLAN, and will continue the review of the Zoning Ordinance at the next meeting September 27, 2017.

Correspondence: R-1 district revisions regarding building and wall heights from LANDPLAN.

The meeting began with the review of the correspondence from LANDPLAN. The revision is to regulate the scale of walls and buildings in the R-1 district. The PC members discussed the definition of building height, the revised definition of building height is the vertical distance measured from the lowest point of the building's exterior exposed to view to the highest point of the roof surfaces. The suggested building height in AG, RR, and R-2 district is 35 ft. There was discussion regarding different height limits for the front yard (road side), and the rear yard (water side) because of elevation differences and the difficulty in determining average grade in R-1. There was also discussion in reference to the LANDPLAN correspondence from August 15, 2017 – Revision #4, **3. Height Modifications and Exceptions** - a. R-1 District. The PC members had a lengthy discussion on the building height, setbacks, modifications and exceptions in the R-1 district. Eidelson asked if the PC members were in agreement with a 27 ft. front yard(road

side) building height, and up to 35 ft. rear yard (water side) building height in the R-1 district. The PC members agreed that they would like some provisions to allow for more flexibility in building height in R-1. Eidelson suggested that he would put a draft together with the front yard building height at 27 ft. and up to 35 ft. rear yard building height, with a step back provision and a total building height maximum of 35 ft. The PC members agreed.

Accessory Building Materials /Construction- (LANDPLAN correspondence from Aug. 15, 2017)

After discussing Sec. 20.8 (1) (3) The PC members agreed to leave this as is.

Eidelson said he would put together another draft provision for the R-1 district regarding building and wall heights for the PC members, and suggested starting with the December 14 minutes at the next meeting and then continuing with the outline of questions and any other questions pertaining to the new zoning ordinance after that.

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

Meeting adjourned @ 8:50 p.m.

Next meeting September 27, 2017 @ 6:30 p.m.

Minutes submitted by Kim Simpson