

Lake Township Planning Commission
Regular Meeting
November 15, 2017
Approved Minutes

The meeting was called to order at 6:40 P.M. Planning Commission members present were Jerry Pobanz, Bob Siver, Nicole Collins and Clay Kelterborn. Randy Armstead was absent. Mark Eidelson from Landplan Inc. and Supervisor Valerie McCallum were in attendance.

Motion by Collins to approve Sept. 27, 2017 minutes, seconded by Kelterborn. All ayes, motion carried.

Motion by Kelterborn to approve agenda with addition of rear yard setbacks in R-2, seconded by Siver. All ayes, motion carried.

Eidelson provided each member of the PC with a handout which addressed the inclusion of definitions for certain terms and phrases used in the draft Zoning Ordinance. Eidelson gave his recommendations in the handout for defining the following:

Average grade: change to average ground surface elevation.

Blight: draft ordinance does not regulate or address. He recommends regulation through police power ordinance, not in zoning.

Building width: there is no reference to width in the draft ordinance. In Section 20.6 width is inclusive in the provision: elevational dimension standards.

Grade: recommends deleting the term grade and replacing with ground surface elevation or slope depending upon the particular section in which it is being used.

Junk: definition provided in the handout is acceptable to the PC, with the addition of miscellaneous construction waste products.

Wall height: measurement of accessory building wall height from lowest point of ground elevation adjacent to it.

Fences/walls: a provision is included in Section 20.9.

Upon reviewing the handout, PC members were satisfied with Eidelson's recommendations as written.

Other items reviewed:

- Through lot defined in Article 21 twice. This will be corrected.
- There is no difference between the terms parcel and lot. The term parcel is not used in the body of the draft ordinance, yet there is a definition of parcel in Article 21 which should be removed.

- Section 12.2c. Clearing of Topsoil, Grading and Drainage. Add section regarding negative impact to neighboring properties.
- Removal of topsoil requires a site plan if the amount being removed exceeds what is necessary for building construction.

There was discussion on site plan requirements for grading and excavation. The PC discussed an option that the moving of no more than twelve inches (12”) of soil for the purpose of resloping or fill would not be subject to the issuance of a site plan. Eidelson suggested removing the twelve inch (12”) specific. There was no action taken at this time. Eidelson referred the PC to the draft Zoning Ordinance, Article 12: Environmental Protection, Section 12.2 Natural Resources, General, subsection C. Clearing of Top Soil, Grading and Drainage. He pointed out that this section addresses in depth the questions pertaining to grading and excavation in C.1: Removal of Topsoil and C.2: Drainage/Flow Restrictions. Further criterion is found in Section 12.3 Natural Resources, Buffer Areas and 12.4 Storm Water Management.

The question of including fire wood sales in the new ordinance was broached. Eidelson said that fire wood sales should not be a part of the Zoning Ordinance and suggested regulation under a General Ordinance.

There was discussion on the renaming of the R-1 and R-2 districts. The PC agreed not to make any change and to leave R-1 and R-2 defined as single family residential in the draft Zoning Ordinance.

The PC began a dialog regarding Tiny Homes. Eidelson said that the driver for Tiny Homes seems to be economics and a smaller carbon footprint. The PC would like to visit the option in the Master Plan. There are questions to be discussed such as (but not limited to): a need to define what a Tiny Home is; will they be permanent structures or on wheels; what will the square footage minimum/maximum be; will they be confined to their own district/neighborhood (PUD) or allowed to be constructed in all districts; size of outbuildings in relation to a Tiny Home must be considered (ex. a large pole barn would defeat the purpose of a Tiny Home); septic and other health requirements. The PC agreed to address this topic when working on the Master Plan.

Eidelson told the PC that an updated zoning map will be a part of the new Zoning Ordinance. He spoke with Deanna Kidd of the Huron County Mapping Dept. who said that their area can create a zoning map at a cost of \$100.00 per hour plus the cost of the electronic files. She would not commit to a final cost. Eidelson said that he could purchase the electronic files (approx. \$150.00-\$300.00 per file) and prepare the zoning map at a flat fee per parcel. His service cost would be approx. \$1,500.00-\$1,750.00, excluding the cost of the files. This information was shared with the PC for their consideration.

Section 20.6 Single Family Dwelling Standards, **A.1 The dwelling shall have a minimum total floor area of seven hundred twenty (720) square feet.** In clarifying this section the PC decided that the 720 square foot minimum will apply to the first floor living area of the dwelling and not the first and second floors combined. Excluded from this minimum will be any attached garage. A.2 of this section addresses required minimum straight line elevations and required storage is addressed in A.6. These were not changed.

Section 20.13 Keeping of Animals as Accessory Residential Use. After a review of this section, the PC is fine with this article as written.

The PC would like to add a clarification to Site Development Requirements regarding setbacks (Table 3-4: PG 3-10; Footnotes for Table 3-4, PG 3-11). They would like to have the measurement from the road right of way/easement to the property line included in the setback requirement (ex. Front setback shall be measured from the road right of way setback line). For newly created lots in the R-2 district the PC decided to leave the rear yard setback requirement at twenty (20) feet.

The PC will submit to Eidelson a zoning map revision reflecting any changes to be made. The PC reviewed possible changes to small lots west of Champagne Rd between Mussleman Drain and Yax Rd, and some lots north of Conkey Rd. and west of Rush Lake. The PC will work on the map at a future date.

Motion by Collins to adjourn, seconded by Kelterborn. All ayes, motion carried.
Meeting adjourned at 9:15 PM.

Minutes prepared by:
Maryanne Williams, Deputy Clerk

The next Planning Commission meeting will be held on Wednesday, January 24, 2018 at 6:30 PM.