

Lake Township Planning Commission
Regular Meeting January 24, 2018
Approved Minutes

The meeting was called to order by Chairman Jerry Pobanz @ 6:38 p.m.

The Pledge of Allegiance was recited.

Roll Call: Bob Siver, Jerry Pobanz, Clay Kelterborn, Nicole Collins, and Randy Armstead were all present, along with the Lake Township Zoning administrator/ Building Inspector – Tory Geilhart.

Approval of November 15, 2017 minutes: Motion made by Armstead to accept the minutes as written with the exception to amend the misunderstanding of the 720 sq. foot minimum only being applied to the first floor living area instead of the cumulative floor area of all stories as clarified in the new draft ordinance, seconded by Collins. All ayes-passed.

Approval of the agenda: Motion made by Kelterborn to accept the agenda, seconded by Collins. Motion passed.

Correspondence: Email received from Dan Depner about Agritourism. Pobanz stated he didn't think there was anything discouraging or encouraging Agritourism in the current ordinance. Geilhart stated he couldn't find anything and that he had been in contact with LANDPLAN'S Mark Eidelson concerning this topic. The PC members discussed what they thought might be considered Agritourism examples: Octagon Barn, Apple Orchids, Pumpkin Farms, and corn mazes. Kelterborn suggested doing more research on Agritourism before the next meeting. Collins stated she would research Agritourism and have some information before the next meeting. The PC members also agreed that they would like an explanation from Mark Eidelson on Agricultural service establishments (pg. 3-6) in the new draft ordinance and to see if Agritourism would possibly fall under this category.

New Business:

Meeting Schedule 2018-2019- The Planning Commission meetings, (April 2018- March 2019) will be held on the 4th Wednesday of the month starting at 7:00 p.m. Except for the months of November and December -there will be no meetings those months. Motion made by Collins to accept the 2018-2019 meeting schedule, seconded by Kelterborn. Motion accepted.

2018-2019 Budget- The members discussed the budget and decided to roll over the budget from the previous year with the exception of Publications. The PC members agreed to add \$500.00 more to publications due to the upcoming Public hearing. Motion made by Kelterborn to propose this budget to the Township board, seconded by Collins. Motion passed.

Motion made by Kelterborn for a legal review of the new zoning ordinance by Mike Homier, seconded by Pobanz. Motion passed.

Pobanz stated he would have the annual report by March meeting.

Old Business: Review Zoning Ordinance

Armstead had a concern with a revision – Table 3-4 of Article 3. Subsection d. Armstead stated that he felt the way the new ordinance is currently worded it would allow for structures to be built where they are currently restricted. Armstead thought this should be looked into by Mark Eidelson of LANDPLAN, the PC members agreed and want this question sent to LANDPALN.

Armstead suggested that the revision of section 20.8 (C) (4) c and (I) 3 should not include “commonly being the wall plate.” The PC members agreed and would like it removed.

Collins stated she had concerns with the property setbacks and the road right of way. She said she will look into that section more before the next meeting.

Kelterborn suggested that the definitions between a lot and a parcel should be put in the new zoning ordinance based on a class he had just recently attended. Kelterborn thought this should also be brought to Mark Eielson’s attention. The PC members agreed.

Geilhart suggested asking Mark Eidelson about a rear yard setback R-1 district, especially on Casai Dr. The PC members agreed to have this concern sent to Mark Eidelson also.

Kelterborn suggested trying to find out how long it takes to have a zoning map made, and for the PC members to review the new draft ordinance before the next meeting. A motion was made by Armstead to adjourn the meeting, seconded by Collins. Motion passed.

Meeting adjourned 8:30 p.m.

Next meeting February 28, 2018 @ 6:30 p.m.

Minutes submitted by Kim Simpson