

**Lake Township Planning Commission**  
**April 11, 2018**  
**Approved Minutes**

The meeting was called to order by Chairman Jerry Pobanz @ 6:47 p.m.

The Pledge of Allegiance was recited.

**Roll Call:** Bob Siver, Jerry Pobanz, Clay Kelterborn, Nicole Collins, Randy Armstead (via face time) all present. Also in attendance Val McCallum- Lake Township Supervisor, and Tory Geilhart- Zoning Administrator/ Building Inspector.

Approval of January 24, 2018 minutes- Motion made by Siver to approve the minutes, seconded by Collins. All ayes-passed.

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

Kelterborn suggested the Lake Township Supervisor sit in on the meeting due to the PC reviewing the draft ordinance. Members agreed.

Public comments: NONE

**Correspondence:** Email from LANDPLAN

Pobanz suggested after reading the email that was sent from LANDPLAN (explaining that he would need more information to answer the questions of the Planning Commission members) that the PC should wait until Eidelson attends a meeting to have them answered. Members agreed.

The PC went on to discuss Agritourism. The discussion included whether or not it should be a special use, if Agritourism would fall under the right to farm act, and what some of the concerns would be. Some concerns were adequate parking, hours of operation, noise, light, and port-a-johns. Collins stated that she would research the right to farm act before the next meeting.

The PC members began reviewing the draft ordinance, starting with Article 7- Standard and Regulations for Specific Land Uses, and Article 3- Zoning District, Regulations and Maps.

McCallum stated that she had concerns with some of the charts and how certain things were allowed in certain districts and not others. These included:

1. Extraction operations- why it is allowed in residential?

2. Assisted living facilities, nursing home and convalescent homes- why they are allowed in R-2 but not R-1?
3. Bed and Breakfast/tourist home- Why are they not allowed in AG?
4. Equestrian center- Why this would be allowed in RR? Also Equestrian Center is on chart twice. #6 and #14 on Table 3-2 on pg.3-6.
5. Resorts and conference centers- Wouldn't this be a commercial use and if so why in RR?
6. Retail and wholesale sales of trees, shrubs, flowers and other plant material- Why this would be in RR?
7. Wireless communication facilities- Why this would be in RR?
8. Clubs- First question what is a club? Why would it be allowed in RR?
9. Private cemeteries- Why would they be allowed in R1 & R2?
10. Public facilities owned by other than Lake Township-Why this would be allowed in RR and R-1?

McCallum also had questions on the Solar Energy Systems, Small, Medium and Large and stated that she thought up to 10,000 Sq. ft. in size seemed quite large for the districts. Pobanz agreed and thought the size could be down sized. Kelterborn suggested revisiting solar panels. McCallum said she would do some research on solar panels and suggested maybe putting this information in the zoning ordinance as an amendment later.

The discussion then turned to Article 7 with concerns of certain things being allowed and if they had to be allowed, mentioned were junkyards and outdoor commercial recreation. McCallum also asked the PC if they knew the difference between Class 1 and Class2 under Wireless Communication Facilities. Kelterborn suggested asking LANDPLAN for clarification before the next meeting. After a brief discussion Kelterborn suggested that the PC members go over Article 3 and Article 7 before the next meeting on April 25, the members agreed. Siver asked if there was a way to make the draft ordinance easier to navigate. Kelterborn agreed with Siver and suggested asking Eidelson to clarify by table # and page # when referencing in the ordinance. The members agreed this would make it easier to navigate.

Geilhart mentioned that Shawn Connor had been inquiring about putting campsites on the Golf Course. Kelterborn suggested putting this on the agenda for the next meeting under new business.

Pobanz stated he would have the annual report ready for the April 25, 2018 meeting.

Motion made by Kelterborn to adjourn the meeting, seconded by Collins. All ayes- meeting adjourned. Meeting Adjourned @ 8:50 p.m. Next meeting – April 25, 2018 @ 7:00 p.m.