

## Lake Township Planning Commission

April 25, 2018

### Approved minutes

The meeting was called to order by Chairman Jerry Pobanz @ 7:15 p.m.

The Pledge of Allegiance was recited.

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

**Approval of April 11, 2018 minutes-** Motion made by Kelterborn to approve the minutes, seconded by Siver. All ayes- passed.

**Approval of the agenda-** Motion by Kelterborn to accept the agenda as is, seconded by Pobanz. All ayes- passed.

**Public comments-** None

**New Business-** Discussion of possible campsites on Golf Course

The PC members began discussing the possibility of campsites being allowed on a golf course. Siver asked if a certain section of the golf course would be set aside for this? Geilhart replied that there was talk about converting the driving range into campsites. McCallum stated that according to the new draft ordinance, they would have to have a special land use permit, there would be a public hearing, there would need to be an access road, utilities, and the location would have to be 100 ft. from property lines. There was discussion about the minimum lot size requirement of 10 acres. Armstead stated that 30 X 50 per campsite is a pretty normal size. Kelterborn asked if there should be a buffer area? Considering campers would be on the golf course and golfers would still be playing golf, chance of being hit with golf balls. Members agreed that there should be something to avoid an incident. Kelterborn stated he felt there should be more definite requirements in section E. McCallum stated that when a special land use is applied for the PC members can apply conditions. Conditions that could be applied to the special land use permit such as quiet time, no camper storage, no permanent fixtures, no permanent residence, seasonal, and trailers must be removed at the end of season. Kelterborn asked if a periodic review was something that should go along with the special land use permit. Geilhart didn't think it was necessary but might be worth looking into. The PC members wanted to add another number to Section E. Additional Standards and Requirements Applicable to Campgrounds- stating that no storage of recreational vehicles or permanent fixtures (decks, sheds, etc.) allowed.

Pobanz stated that he felt that the new draft ordinance was sufficient, along with the special land use permit and applied conditions. Geilhart and Collins both agreed.

Siver stated that if and when the draft ordinance is available on line, there should be hyperlinks added to reference the sections. Collins also suggested that the charts be landscaped instead of how they are now for easier reading. Members agreed.

### **Old Business: Ordinance review**

Siver suggested that in Article 7 sec. F- Additional Standards and Requirements Applicable to Shooting Ranges: # 6 Outdoor shooting hours shall not begin... should be from 8:00 a.m. to 8:00 p.m. Members agreed.

Collins suggested asking Mark Eidelson about Sec. 7.25 Extraction Operations. She wanted to know if the minimum size could be changed or if it was just the standard, and possibly changing the hours of operating times. No earlier than 8:00 a.m. and no later than 5 p.m. The members agreed. The PC members also wanted and/or Township added to Article 7.25 sec. C. 5 Additional Standards and Requirements.

Collins suggested removing Agricultural out of sec. 7.2 Religious Institutes #3. Members agreed.

Collins suggested that 20 ft. off any lot line for a burial plot should be larger if possible in Sec. 7.3 Cemeteries B #2. She also wanted a stipulation of 50 ft. away from any natural water feature. Members agreed.

Siver questioned why the building height was different for Sec.7.10 Convalescent, Nursing Homes, and Assisted Living Facilities opposed to anywhere else. No one knew and thought they should all have the same building height.

McCallum suggested taking M-25 out of Sec. 7.5 Hospitals B#1 and adding paved county primary roads. PC members agreed.

McCallum suggested taking sec. 7.6 Equestrian centers out of RR and having it only by special use in AG. Members agreed.

McCallum questioned once again why Assisted living facilities, nursing home and convalescent homes were allowed in R-2 but not R-1. If there is a reason or if they have to be allowed in these districts. She also questioned them being allowed in MHC (Manufactured Housing Community). She suggested having them in RR, AG and MF instead- if allowed. Members agreed.

After a brief discussion on Article 7, Kelterborn suggested returning to this article along with article 20 at the next Planning Commission meeting. PC Members agreed.

Chairman Pobanz turned in the annual report for the planning commission.

The PC members looked over the By Laws, the only change was that the annual report be completed by the February planning commission meeting, and to the Board of Trustees by the March meeting. Kelterborn made the motion to accept the change, seconded by Collins. All ayes-passed.

Motion to adjourn the meeting by Siver, seconded by Collins. All ayes-passed.  
Meeting adjourned @ 9:37 p.m.

Next meeting May 23, 2018 @ 7:00 P.m.

Minutes submitted by recording secretary- Kim Simpson