

**Lake Township Planning Commission**  
**July 25, 2018**  
**Approved Minutes**

The meeting was called to order @ 7:08 p.m.

The pledge of allegiance was recited and roll call taken. Jerry Pobanz, Clay Kelterborn, Nicole Collins, Randy Armstead and Bob Siver all present. Lake Township supervisor Valerie McCallum also in attendance.

**Approval of June 27, 2018 minutes:** motion made by Collins to approve the minutes, seconded by Siver. All ayes-passed.

**Approval of agenda:** motion made by Collins to accept the agenda as is, seconded by Pobanz. All ayes- passed.

**Public Comments:** None

**Correspondence:** None

**New Business:** None

**Old Business:** Article 20

The members began discussing section 20.6 Single Family Dwelling Standards- wanted an explanation from LANDPLAN as to why there needs be a graphic or if it can be removed.

Section 20.8 Accessory Building and Structures

B. Permit required: The PC members wanted to add a “building permit “is not required in the case of a building structure less than 200 sq. ft.

C. Placements and Setbacks- The PC members would like to know what the intent of 1B and 2A. Would like clarification from LANDPLAN.

There was a brief discussion on lot coverage and the PC members agreed that they were good with the draft ordinance.

Kelterborn questioned why they (PC) got away from the 30 degree rule. Siver stated that he thought the 30 degree rule was generally a good idea on the waterfront. The PC members agreed to use the 30 degree rule on the water front. There was also a discussion on the 2<sup>nd</sup> house in line sight and if they should use this for placement of a home on waterfront property. No decision made. PC members also agreed that decks and patios on the water front should be 6 inches or flush and shall not exceed 6 inches of natural grade on beaches, and setbacks and lot coverage is considered in this.

Collins stated that in section 21- definitions under Lot Coverage there are too many “and” in the definition, one needs to be removed. The PC continued discussing this definition talking about concrete and asphalt and similarly hard surface materials being lot coverage. PC members agreed to adding “and also” including decks, stone and brick patios.

Section E. Number, Area, Size and Lot Coverage:

B. PC wanted the 100 sq. ft. and 140 sq.ft. changed to 200 and 250 sq. ft. for roof area and accumulated roof area.

Armstead then questioned why in Section 20.8 Accessory Building and Structures:

D. Height- # 3 the slope heights for roofs are different. The PC agreed the reason was for the bulkiness of buildings and to eliminate it.

Pobanz questioned the "less than 5 ft. setback "#4.Setbacks letter a. PC thought this would be a good question for LANDPLAN and would like clarification.

McCallum questioned - G. Prior to a Principal Structure: Letter B. PC members discussed this and decided to have this removed from the draft ordinance.

There was a brief discussion on the language from Cliff Bloom, nothing was decided and a motion made by Kelterborn to adjourn, seconded by Collins. All ayes- meeting adjourned.

Meeting adjourned @ 9:33 p.m.

Next meeting August 22, 2018 @ 7:00 p.m.