

Lake Township Planning Commission
August 22, 2018
Approved Minutes

The meeting was called to order @ 7:14p.m.

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

Approval of July 25, 2018 minutes: motion made by Kelterborn to approve the minutes, seconded by Collins. All ayes-passed.

Approval of agenda: motion made by Siver to accept the agenda as is, seconded by Kelterborn. All ayes-passed.

No public comments.

No correspondence.

No new business.

Old Business: Reviewing Zoning Ordinance

PC members briefly discussed fences-

- If the fence contains something it should be considered a fence, if it doesn't contain anything should be considered decorative.
- Can't have a 6 ft. fence in the front of the house (house forward).
- Fences included in 30 degree rule.

Kelterborn stated that he would like the 30 degree rule added back into the new ordinance for fences, houses and structures on water front properties. PC members agreed. McCallum questioned if this included bushes and trees, then suggested the new ordinance read no obstructions higher than 4 ft. Members agreed.

The PC members want to add the 30 degree rule in the new ordinance in section C- **Location Restrictions**. #1. Lakefront Lots

Armstead questioned why in the same section in Lakefront Lots the ordinance stats that fences should not extend closer than 35 ft. to the ordinary high water mark. Questioned if it should be adjusted, if there was a reason why and possibly removing it, depending on LANDPLANS remarks. PC members agreed.

There was a brief discussion on retaining walls and the height standards if there is one. The members decided the language was sufficient in the ordinance and to leave it as is.

Section 20.10 Home Occupations- PC members would like it to read Home Occupations/Business

Under the same section, **C- Standards, #8 a.** The members discussed changing the size of the retail sales area from 200 sq. ft. to 20 sq.ft. The height of the firewood pile no higher than 4 ft., same as allowed for a fence. The front yard setback a minimum distance of 25' instead of 50'. The side yard setbacks, Siver suggested 10% of the width of the property, and a 10' minimum so that there is no encroachment on neighboring properties. PC members agreed to have this updated by LANDPLAN.

Section 20.11 B. Standards #2. McCallum suggested that there needs to be an exception for R1. Collins suggested adding a letter a) under #1 for R1 stating – The outdoor living area has a walking surface no greater than six (6) inches above the ground elevation of the ground surface below. Collins suggested adding a diagram also. Members agreed.

There was a short discussion on **Section 20.13 Keeping of Animals-** The PC decided to find more information on this possibly to look into the Ferndale Ordinance and try to make this section more lenient.

There was a brief discussion on the numbering of the pages and how it is confusing and the PC members want to discuss this further at another meeting.

Motion made by Siver to schedule a meeting on September 12, 2018 @ 7p.m. to wrap up the review of the ordinance, seconded by Pobanz. All ayes- passed.

Motion to adjourn made by Siver, seconded by Armstead. All ayes- passed.

Meeting adjourned @ 9:10 p.m.

Next meeting September 12, 2018 @ 7 p.m.