

LAKE TOWNSHIP PLANNING COMMISSION

REGULAR MEETING FEBRUARY 27, 2019

APPROVED MINUTES

The meeting was called to order at 7:07 pm. Pledge of Allegiance was recited. Planning Commission members in attendance were Nicole Collins, Tim Lalley, Jerry Pobanz and Bob Siver. Randy Armstead was absent. There were 3 guests.

Minutes: Motion by Collins, second by Pobanz to approve October 24, 2018 Planning Commission minutes. All ayes, motion carried.

Agenda: Motion by Collins, second by Siver to approve agenda as presented. All ayes, motion carried.

Public Comments: Mike Maneti (ZBA member) asked why there is a difference in accessory size between R-1 and R-2 and asked about second stories and nonconformity by proposing the following scenario: If a single story home was built in conformity with the existing ordinance and at some future time the ordinance was changed which caused the home to become nonconforming, the resident is now prevented from going up on the existing footprint, (unless they apply for a variance), because they will be making a nonconforming structure more nonconforming. Maneti thinks this should be addressed in the zoning ordinance as zoning changes are not in the control of the homeowner who initially built in compliance.

New Business: None

Old Business:

Masterplan Orientation meeting: Motion by Collins, second by Siver to have the Masterplan Orientation meeting with Landplan and the Board of Trustees at their next regular meeting March 27, 2019 at 7:00 PM. All ayes, motion carried.

2018-2019 Budget Review: All items are within budget.

2019-2020 Proposed Budget: Motion by Collins, second by Siver to recommend to the Board of Trustees that the budget remain the same. All ayes, motion carried.

Campground AG setbacks: At a previous meeting resident Shawn Connors asked why campground setbacks were set at 100 FT. from all property lines adjacent to AG. Collins responded that this was put in place as a buffer for the protection of neighbors. In further business, the Planning Commission recommends that Tory Geilhart (Building and Zoning Admin.) review the site plan and all relating paperwork submitted by Shawn Connors, and forwarding same to Mark Eidelson. Provided all applicable fees are paid, motion by Collins, second by Lalley to hold a Public Hearing on Wednesday,

April 10, 2019 at 7:00 PM to hear comments on the Special Use Permit request submitted by Shawn Conners for the creation of public campsites. All ayes, motion carried.

Draft Zoning Ordinance: The Planning Commission members would like more time to review the draft ordinance. There were no questions or discussion at this time.

Public Comments: Tory Geilhart expressed his concern about adding driveways to total lot coverage. He feels that this will limit residents from making further improvements (such as adding/replacing deck) if the addition of a driveway puts them over lot coverage. Also, the draft ordinance (Sect. 13.3, B-2) does not speak to any type of apron approach or specifics for such, once the driveway reaches the garage.

Adjourn: There being no further business, motion by Collins, second by Pobanz to adjourn at 8:45 PM. All ayes, motion carried.

The next Planning Commission meeting is Wednesday, March 27, 2019 at 7:00 PM. Masterplan Orientation meeting with Landplan and the Board of Trustees will take place at this time.

Planning and Zoning Seminar: Saturday, March 30, 2019, 10:00 AM-1:00PM at Wilcox Park, Bad Axe.

Minutes prepared by: Maryanne Williams, Deputy Clerk