

Lake Township Planning Commission
Regular Meeting March 27, 2019
(And Joint Meeting with Board of Trustees, RE: Master Plan Orientation)

Approved Minutes

The meeting was called to order at 7:02 PM. The Pledge of Allegiance was recited. Planning Commission members in attendance were Jerry Pobanz, Tim Lalley, Bob Siver and Nicole Collins. Randy Armstead was absent. There was 1 guest.

The joint meeting was called to order at 7:04 PM. Board of Trustees members in attendance were Valerie McCallum, Dede Russell, Nicole Collins and Clay Kelterborn. Dale Hartsell was absent. Guest Mark Eidelson from Landplan Inc. to present Master Plan Orientation.

Mark Eidelson began the Master Plan Orientation by presenting policy issues for discussion. The initial draft goals, objectives and policies of the new Master Plan will be largely based on the evolving future vision for Lake Township based on the development of the new Zoning Ordinance and the policy discussions that surfaced during the Ordinance's preparation. The Master Plan focuses on future possible land use and designated locations for such.

Commercial Land Uses and Growth: The establishment of small locally orientated commercial businesses in appropriate locations.

1. **Community Business Center:** The current Master Plan proposes a 40 acre location that is comprised entirely of wetlands. The members agreed that this policy should not be carried over into the new Master Plan.
2. **Commercial Expansion:** The following policies were provided as additional commercial growth sites, should the members decide that any address the matter satisfactorily.

Policy #1: Identify all acreage along the east side of State Park Rd, south of M-25, for a depth of approx. 500' from the road frontage.

Policy #2: Identify the west side of Oak Beach Rd, from the currently zoned commercial districts south to Musselman Drain, excluding the Sand Rd residential area.

Policy #3: Identify State Park/Kinde Rd intersection with development limited to within 1000' of the intersection.

Policy #4: Identify some other approach to commercial growth.

During discussion it was decided that wetland areas would be excluded as well as areas that

may impact county drains. The majority of the members agreed that Policies #1 and #2 should be included in the new Master Plan to identify Commercial Land Uses and Growth.

Industrial Land Uses and Growth: The current Master Plan is largely silent on the matter of industrial development. The following options were provided as policy positions for possible inclusion in the new Master Plan.

Option #1, State Park Rd: The new Master Plan could direct all future industry to the east side of State Park Rd. There is currently a sheet metal fabricator in this area. This option would make the east side of State Park Rd a mixed use commercial/industrial area.

Option #2, State Park and Kinde Rd Intersection Area: Future industry could be directed to this intersection, to extend radially approx. 1000' north, east and west. This option could work in tandem with Policy #3 under Commercial Land Uses and Growth.

Option #3, Cottage Industries: This option suggests that opportunities for light industry can be accommodated in the more outlying areas of the township based on policies to ensure compatibility with surrounding areas. This alternative applies only to industrial uses of a small scale. These uses are referred to as "cottage industries" because of their small scale and frequently home-based character. Proposals for this type of development can be required to meet key criteria as set by the Township.

The current Master Plan does not designate an area for Industrial Land Use & Growth. The Zoning Enabling Act states that you cannot deny industrial development as it is lawful land use. These uses are referred to as "by right" in zoning ordinances. The majority of the members agreed that Option #1 should be included in the new Master Plan to identify Industrial Land Uses and Growth.

Housing and Residential Growth: The current Master Plan addresses residential development in a general manner only. The goals and objectives are limited and general in substance. The following issues were put forth for consideration.

a. Residential/Agricultural Boundary: The current Master Plan delineates a very clear southern boundary for the residential area terminating at Conkey Rd, west of Rush Lake to McIlhargie Rd, and east of Musselman Drain to Rush Lake. The members agreed that these boundaries should not be altered and should be included in the new Master Plan as they follow land use patterns and development.

b. Residential/Rural Residential Boundary: The current Master Plan provides no guidance regarding how far south of M-25 high density housing should be permitted. The current Zoning Map generally restricts the R-2 District to no greater than about ¼ to ½ mile south of the shoreline. The members agreed that this policy should not be altered and should be included in the new Master Plan.

c. Manufactured Housing Communities: The current Master Plan directs MHC's (a.k.a. mobile home

parks) to the area along the shoreline. All of the currently zoned higher density areas are in the M-25 corridor, which is largely “built out”. The following options were provided as possible policy positions for inclusion in the new Master Plan.

Option #1, M-25 Corridor: MHC’s should be restricted to the M-25 corridor or otherwise within approx. ½ mile south of M-25, in coordination with the existing higher density development patterns along this corridor and to maximize general and emergency access.

Option #2, Primary County Roads: MHC’s should be restricted to locations with access from one or more paved primary county roads, such as Kinde, State Park or Oak Beach Roads.

The members agreed that Option #2 should be used with access from Oak Beach Rd.

Required Letter of Intent: Eidelson informed the members that The Michigan Planning Enabling Act (PA 33 of 2008, as amended) requires that any county, village, city or township Planning Commission that initiates the preparation of a master plan must formally notify certain entities of its intent to prepare such a plan and request that the entities “cooperate and comment” on the master plan. The members were given parts (2) and (3) of Sec. 39 (MCL 1256.3839) which addresses this matter. He advised members to pay particular attention to items a, e and f.

Eidelson informed the members that if the Board of Trustees wants to be the final approving body of the Master Plan, they will need to do so by resolution. Also, the Planning Commission cannot distribute the draft Master Plan until it receives Board approval, part (1) of Sec. 41 of the Planning Enabling Act (MCL 125.3841). The members received a Master Plan process format and an estimated schedule for completion of tasks.

Motion by Kelterborn, second by McCallum to adjourn the joint meeting at 9:05 PM. All ayes, motion carried. The joint meeting was closed.

Minutes: Motion by Siver, second by Lalley to approve February 27, 2019 Planning Commission minutes. All ayes, motion carried.

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

Public Comments: None

New Business: None

Old Business: Motion by Pobanz, second by Siver to table Draft Zoning Ordinance review until the April Planning Commission meeting. All ayes, motion carried.

Public Comments: None

Adjourn: There being no further business, motion by Lalley, second by Siver to adjourn at 9:14 PM. All ayes, motion carried.

The next Planning Commission meeting will be: Wednesday, April 24, 2019 at 7:00 PM.

Minutes prepared by: Maryanne Williams, Deputy Clerk