

Lake Township Planning Commission
Regular Meeting, Wednesday, April 24, 2019
Approved Minutes

The meeting was called to order at 7:10 PM. The Pledge of Allegiance was recited. Planning Commission members in attendance were Nicole Collins, Randy Armstead, Tim Lalley, Jerry Pobanz and Bob Siver. There were 2 guests.

Agenda: Motion by Collins, second by Siver to approve the agenda with addition of Site Plan Review under New Business. All ayes, motion carried.

Minutes: Motion by Siver, second by Collins to approve the March 27, 2019 Planning Commission minutes. All ayes, motion carried. Motion by Pobanz, second by Armstead to approve the April 10, 2019 Planning Commission minutes. All ayes, motion carried.

Public Comments: None

Correspondence: Mark Eidelson, Landplan Inc.: Amendment Ordinance to the Current Zoning Ordinance-Building Heights.

New Business:

- **Appointments: April 2019-March 2020 term.** Motion by Siver, second by Collins to appoint Jerry Pobanz as Planning Commission Chair. All ayes, motion carried. Motion by Pobanz, second by Lalley to appoint Bob Siver as Planning Commission Vice-chair. All ayes, motion carried. Motion by Pobanz, second by Siver to appoint Nicole Collins as Planning Commission Secretary. All ayes, motion carried.
- **Planning Commission By-laws:** Upon review of the 2017-2018 Planning Commission By-laws a motion was made by Pobanz, second by Siver to adopt the By-laws for the April 2019-March 2020 fiscal year as presented. All ayes, motion carried.
- **Zoning Ordinance Amendment:** Mark Eidelson, Landplan Inc., submitted for the Planning Commissions consideration an amendment to the current Zoning Ordinance regarding building height. Most of the current Ordinance's districts provide the buildings shall not exceed 35' in height or a specified height in stories. The current wording does not represent the township's intention that buildings comply with both

the total feet **and** total stories restrictions. The Amendment Ordinance replaces the word **or** with the word **and**, where applicable. Upon reviewing the Amendment Ordinance submitted by Mark Eidelson and contingent upon a conversation between Collins and Eidelson regarding: a. Sect. III-705.4(A) wording change **from:** *above the average grade of adjacent properties* **to:** *above the average adjacent grade*; b. Sect. IV 805.3 wording change **from:** *average grade of adjacent properties* **to:** *average adjacent grade*; c. eliminate **307.2(E):** *The proposed project involves a non-conforming lot*; motion by Collins, second by Siver to accept the Amendment Ordinance with applicable changes and to hold a Public Hearing, regarding such, on Wednesday, May 22, 2019 at 7:00 PM at the next regular meeting of the Planning Commission. All ayes, motion carried.

- **Site Plan Review:** Tory Geilhart, Building and Zoning Administrator presented the following site plans to the Planning Commission for their review and comment:
 1. 4019 Port Austin Rd: shed
 2. 6532 Huron Dr: detached garage
 3. 4416 Sand Rd: attached garage
 4. 4950 Port Austin Rd: deck

Upon completion of review with Geilhart, a motion was made by Collins, second by Armstead to recommend Geilhart proceed with the permit process contingent upon all further information required being received by Geilhart and all is in compliance. All ayes, motion carried.

Old Business:

- **Draft Zoning Ordinance Review:** The members are still in the process of their individual reviews and anticipate coming to the May 22nd meeting prepared to finalize.

Public Comment: Mike Manenti (ZBA) asked the members why there is a difference between accessory building square footage allowable between R-1 and R-2 if both parcels are identical in square footage. The members decided to revisit this issue at their next meeting. Manenti again expressed his displeasure with the portion of the ordinance pertaining to second story additions on a nonconforming structure.

Adjourn: Motion by Collins, second by Armstead to adjourn at 9:30 PM. All ayes, motion carried.

The next Planning Commission meeting will be held on Wednesday, June 26, 2019 at 7:00 PM.

Minutes prepared by:

Maryanne Williams, Deputy Clerk