

**Lake Township Planning Commission**  
**Regular Meeting/Public Hearing**  
**Wednesday, May 22, 2019**  
**Approved Minutes**

The meeting was called to order at 7:07 PM. The Pledge of Allegiance was recited. Planning Commission members in attendance were Tim Lalley, Jerry Pobanz, Bob Siver and Nicole Collins. Randy Armstead was absent. There were 2 guests.

**Agenda:** Motion by Pobanz, second by Lalley to approve agenda with additions of Site Plan Review under New Business and Letter from Don Vandenberghe re: Proposed Lot Coverage under Correspondence. All ayes, motion carried.

**Public Hearing:** The Public Hearing was opened at 7:10 PM. The hearing was to receive comment on the Revised Amendment Ordinance to the Current Zoning Ordinance – Building Heights.

- **Public Comments:** Lou Colletta commented on the various building heights allowable related to the different districts.

**Close Public Hearing:** There being no further comments, motion by Pobanz, second by Siver to close public hearing at 7:16 PM. All ayes, motion carried.

**Minutes:** Motion by Siver, second by Lalley to approve the April 24, 2019 Planning Commission minutes. All ayes, motion carried.

**Public Comments:** None

**Correspondence:** A letter from Don Vandenberghe regarding hard surfaces being included as part of lot coverage was read. The members discussed the portion of the Draft Zoning Ordinance (Article 3, pg. 3-14, 8. Lot Coverage) which is of concern to Vandenberghe. The section reads: calculation of lot coverage shall exclude those portions of driveways serving single and two-family dwellings that are no greater than twenty (20) feet in width. The members clarified that the twenty (20) feet in width, running the length of the driveway is not going to be included in lot coverage. The members will leave the draft as is.

**New Business:**

- **Zoning Ordinance Amendments:** Motion by Collins, second by Pobanz to forward the Zoning Ordinance Amendments to the Board of Trustees with the recommendation that it be adopted. All ayes, motion carried.
- **Site Plan Review:** The members reviewed the following Site Plans submitted by Tory Geilhart.
  1. 5340 Port Austin Rd: fence
  2. 6653 Jane Dr: deck
  3. 3659 Port Austin Rd: addition to existing shed
  4. 6459 Huron Dr: addition on garage

Motion by Collins, second by Siver, to recommend that Geilhart proceed with permit process and to make sure that the fence at 5340 Port Austin Rd. does not progress beyond the dwelling into the front yard. All ayes, motion carried. The members discussed the need to review all site plans prior to the issuance of building permits. Since the Planning Commission only meets once a month this causes a delay in permits being issued. It was decided that the Planning Commission will review site plans at the request of Tory Geilhart; that the members will receive at each meeting the monthly Building and Zoning reports; and that the Planning Commission may request to review site plans periodically.

**Old Business:**

- **Draft Zoning Ordinance Review/R1 & R2 Accessory Building Square Footage:** During the review the members asked for the following:
  1. Sect. 20.8(E.1.a.): Change from three (3) to two (2) acres.
  2. Sect. 20.8(E.4.b.): Change R2 District to match R1 and add an additional step to R2 to reach 3,000 sq. ft.
  3. Sect. 20.13(D.1.b.): Remove the wording "*platted subdivision*".
  4. Sect. 20.13(D.1.d.): Add: "*limit number of chickens to six (6)*".

The members would like Mark Eidelson to clarify in the ordinance, under what circumstances the Planning Commission is required to review site plans. Lalley asked for more time to review the Draft Ordinance since he is new to the Planning Commission. The other members agreed. He feels that the old ordinance seems to be more user friendly and finds the new format more complicated.

**Adjourn:** There being no further business, motion by Siver, second by Lalley to adjourn at 9:32 PM. All ayes, motion carried.