

**Lake Township Planning Commission**  
**Regular Meeting, Wednesday, August 28, 2019**

Approved Minutes

The meeting was called to order at 7:02 Pm. The Pledge of Allegiance was recited. Planning Commission members in attendance were Bob Siver, Jerry Pobanz, Tim Lalley, Nicole Collins, and Maryanne Williams. There were 20 Guests.

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

**Minutes:** motion by Siver, second by Collins to approve the July 24, 2019 minutes. All ayes, motion carried.

**Public Hearing:** The Public Hearing for the Draft Zoning Ordinance was opened by Chairman Jerry Pobanz at 7:06 PM. Public comments are as follows:

**Public Comments:** Katie Dryer, 4448 Sand Rd had questions about a lot that was purchased years ago and was wondering if there was a variance and what the criteria would entail.

Tom Owens, 4706 Port Austin Rd. asked why there was nothing sent out in the mail about this meeting.

Aaron Britt, 6227 Sand Rd. asked what caused the ordinance to be changed and why hard surfaces are now being considered part of lot coverage.

Bruce Grauf, 4574 Port Austin rd. Hard surfaces being replaced.

Don Vandeberghe, 4425. Could not find Zoning Ordinance on website.

Sherry Brodowsky, 4714 Port Austin Rd. Changes were not listed on the internet.

Ric Geilhart, 5350 Sylva, asked if pouring a driveway on his residence is considered lot coverage.

There being no further comments, motion by Collins, second by Siver to close Public Hearing. All ayes, motion carried. Hearing closed at 7:22 PM.

**Correspondence:** Letter from David Jax; Building Inspector's Report; Zoning Administrator's Report; Land Use Permit Report.

**Old Business:** None

**New Business:**

**Draft Zoning Ordinance:** Motioned by Collins, second by Pobanz to continue the discussion of the Draft Zoning Ordinance at the September meeting. All ayes, motion carried. Mark Eidelson of Landplan Inc. asked if he could comment and Pobanz agreed. Eidelson stated that in 2015 the Planning Commission asked him to do an assessment of the zoning ordinance and he identified substantial problems, some of which pertain to contradictions, vagueness and issues of compliance. In the first year, an initial draft was constructed. The next three years comprised review, changes and tweaking of the draft ordinance. It has been a four year process that has led to this Public Hearing. Eidelson said he will provide a more detailed comparison between the old and new ordinances for the website.

**Master Plan:** Motioned by Collins, seconded by Lalley to move the draft master plan to next month's meeting. All ayes, motion carried.

**Land Use Permit Review:** Planning Commission members reviewed the following Land Use Permit Applications.

\*4692 Port Austin Rd. Lot size: 50x460. Construction on house is 98% complete. Proposing to build a new garage and shed. Existing garage will be removed.

\*4335 Port Austin Rd. Demo an existing garage.

**Public Comment:**

Lou Colletta mentioned that the Zoning Map on the website is hard to read.

Katie Dryer suggested a training workshop for real-estate agents to learn the changes of the new zoning ordinance.

**Adjourn:** There being no further business, motion by Collins, second by Williams to adjourn. All ayes, motion carried. The meeting was closed at 8:05pm.

Minutes prepared by:

Hope Bedford, Recording Secretary

The next Planning Commission will be Wednesday, September 25, 2019 at 7:00 PM.