

Lake Township Planning Commission
Regular Meeting, Wednesday, September 25, 2019

Unapproved Minutes

The meeting was called to order at 7:10 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 8 guests.

Agenda: Motion by Siver, second by Lalley to approve the agenda with addition: Mark Eidelson to offer comment. All ayes, motion carried.

Minutes: Motion by Williams, second by Pobanz to approve August 28, 2019 minutes. All ayes, motion carried.

Correspondence: Summary Comparison of Old Ordinance and Draft Ordinance; email from Tom Pierce; Building Inspector's Reports; Zoning Administrator's Report; Land Use Permit Review.

Public Comments:

Tom Pierce, had questions about grandfathered lots and how they have to follow the ordinance rules.

Aaron Britt asked about property and graduated setbacks. What changes the new ordinance has compared to the old one. He asked for an illustration for the lakeside setback.

Ric Geilhart stated that the new ordinance will be putting a hardship on the builders and is changing how customer's houses are going to look. He asked if the new ordinance had a change in the height restriction.

Lou Colletta asked if a slanted roof perpendicular or horizontal to the highway would affect the height.

Valerie McCallum stated that the two story houses on the lake side have caused a problem with having a basement level that is considered one story due to how much is exposed. This is where the change in the new ordinance rooted from. There is no story requirement, but it does have the graduated setback which allows the building to go higher.

Tory Geilhart stated that the graduated setback also includes the side as well. For every foot you go up, you also have to come in off of the side.

Dan McIlhargie asked if the graduated setbacks have been put in place to eliminate bulk. Eidelson responded that they were in part an answer to numerous variance requests for height modification.

Old Business:

Draft Zoning Ordinance: Some of the audience members present were concerned about land use permits having to go before the Planning Commission for review. They felt that if all land use permits had to be reviewed by the PC, which meets only once a month, that this would cause a severe delay in moving forward with building projects. Geilhart explained that according to the new ordinance, the reviews will be at the Zoning Administrator's request. Williams commented that the Planning Commission has three options at this point. To recommend the ordinance as written to the Township Board for adoption, recommend the ordinance for adoption with revisions, or table discussion to see if there needs to be more time dedicated to make changes if need be. Siver pointed out that Lalley and Williams being new to the PC were not privy to all the discussions that led to the decisions that were made. Williams suggested an additional meeting of the PC be scheduled to address issues of concern. Motion by Williams, second by Collins to schedule a Planning Commission meeting on Wednesday, October 9, 2019 at 7:00 PM. All ayes, motion carried.

Eidelson addressed the issue of lot coverage. He suggested to the PC that they could leave the issue as it is currently covered in the existing ordinance; they could remove the driveway exemption; they could require that no more than X% (example) of the front yard is covered in impervious material. He will be attending the Oct. 9th meeting to follow up with the PC.

Land use permit review:

- 4335 Port Austin Rd: replace current porch

Masterplan: Motioned by Williams, second by Pobanz to table Master Plan discussion until the October 23rd meeting. All ayes, motion carried.

Adjourn: There being no further business, motion by Collins, second by Pobanz to adjourn. All ayes, motion carried. Meeting adjourned at 8:39pm.

Minutes prepared by:

Hope Bedford, Recording Secretary

The next Planning Commission meeting will be October 9th 2019.