

**Lake Township Planning Commission**  
**Special Meeting, Wednesday, October 9, 2019**  
**Unapproved Minutes**

Meeting was called to order at 7:00 PM. The Pledge of Allegiance was recited. Planning Commission members in attendance were Bob Siver, Tim Lalley, Jerry Pobanz, Nicole Collins and Maryanne Williams. There were two guests in the audience.

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

**Draft Zoning Ordinance Review**

**Article 3, Table 4: Site Development Requirements**

Tory Geilhart commented that the concrete and graduated setbacks portion of the ordinance needs to be removed. He believes that this is regulating something that has not been a problem.

Louis Colletta asked if a permit for concrete is required.

Bob Siver explained that stipulating lot coverage assures that one cannot exceed a certain percentage of the lot regarding impervious surfaces. He said that ordinances are to oversee and protect land development now and in the future.

Motion by Collins, second by Williams: to increase lot coverage to 50% for all impervious surfaces. All ayes, motion carried.

Motion by Pobanz, second by Williams: to make the R1 district height maximum 35' (feet) being measured from the lowest grade. All ayes, motion carried.

**Article 2, Section 2: Zoning Permit Required**

Motion by Siver, second by Collins: to not require a permit to pour concrete when replacing a gravel/dirt driveway. All ayes, motion carried.

**Section 10.3: Off Street Parking**

Collins opened the topic of off street parking specifically focusing on parking lots. She advised the members that she does not believe that off street parking areas need to comply with the required yard setbacks for the principal building. In Section 10.3, E. 1&2 pertaining to side, rear and front yard setbacks she proposed the following: side and rear yard setbacks must clear the road right of way plus an addition 15' (feet); front yard setback must clear the road right of way plus an additional 20' (feet). Motion by Collins, second by Pobanz to eliminate the requirement for a parking area to comply with the building setbacks and change the side, rear and front yard requirements as stated above. All ayes, motion carried.

## **Section 20.8: Accessory Buildings and Structures**

Siver questioned why a garage is not permitted to be built on a lot that does not have a principle dwelling. Collins explained that this prevents garages on lots from becoming un-coded housing units. Mark Eidelson, (Landplan) directed the members to Section 20.8, Part G: Prior to a Principal Structure, 1: Contiguous Lots. Eidelson pointed out that this portion lists all of the conditions necessary in order for an accessory building/structure to be built on an adjacent lot. However, 1-A as the first condition states that the 2 adjacent lots are combined to form a single lot with a single tax I.D. number. If this is the Commissions intent, then it makes conditions B-E irrelevant. Motion by Collins, second by Williams: to eliminate under 20.8.G: Prior to a Principal Structure: 1. Contiguous Lots: articles B through E. All ayes, motion carried.

### **Public Comment:**

Tory Geilhart informed the PC members, that small sheds are being erected that are not in compliance with the required setbacks. This has become particularly noticeable in the R-1 District due to the smaller lot size. After discussion of the issue, a motion was made by Pobanz, second by Williams: to allow sheds at a maximum of 60 square foot, a maximum of 8' (feet) in height, at a reduced setback of 5' (feet) in the R-1 District. All ayes, motion carried.

There being no further business, motion by Collins, second by Pobanz to adjourn. All ayes, motion carried. Meeting adjourned at 8:41 PM.

Minutes prepared by:

Hope Bedford, Recording Secretary