

**LAKE TOWNSHIP, HURON COUNTY**  
**4988 W. Kinde Rd., Caseville, MI.**  
**Joint Meeting: Planning Commission and the Board of Trustees**  
**March 27, 2019**

*Chairman Pobanz called the Planning Commission meeting to order at 7:02 P.M. Attending members: Gerry Pobanz, Tim Lalley, Robert Siver and Nicole Collins. Absent: Randy Armstead. There was one guest.*

Pledge of Allegiance was recited.

Supervisor McCallum called the Board of Trustees meeting to order at 7:04 P.M. Board of Trustees present: Valerie McCallum, Clay Kelterborn, Nicole Collins, Claren Russell. Absent: Dale Hartsell.

The purpose of the joint meeting was to review policy issues and procedural plans with Mark Eidelson of LandPlan, Inc., who has been retained to assist with the development of a new Master Plan for the Township. The goal of the Master Plan is to review current and future land use, to provide designated locations for development of the township, and to keep it current with the intent of the ordinances.

The meeting was turned over to Mark Eidelson who proceeded to identify the following areas and request input as to what options township officials prefer, summarized as follows:

**Commercial Land Uses and Growth:** The establishment of small locally oriented commercial businesses in appropriate locations.

1. **Community Business Center:** The current Master Plan proposes a 40 acre location that is comprised entirely of wetlands. The members agreed that this policy should not be carried over into the new Master Plan.

2. **Commercial Expansion:** The following guidelines were supported by both Boards as additional future commercial growth sites as needed:

**Policy 1-**Identify all acreage along the east side of State Park Rd., south of M-25, for a depth of approximately 500' from the road frontage.

**Policy 2-**Identify the west side of Oak Beach Rd. from M-25 (including the existing store on M-25) south to the Musselman Drain excluding the Sand Rd. residential area, for commercial growth.

There was general concurrence that wetland areas would be excluded as well as areas that may impact county drains.

**Industrial Land Uses and Growth:** Currently the Master Plan in effect does not mention accommodations for industrial development except for small references in Ch. 6 and Ch. 7 encouraging light industrial uses. Due to the fact that the Zoning Enabling Act does not allow for

exclusion of industrial districts, several options were discussed. The Boards agreed that Option #1 identifying State Park Rd would be the preferable choice, making the east side of State Park Rd. in this area a mixed use commercial/light industrial area.

**Housing and Residential Growth:** Residential development was addressed in a general manner in the current Master Plan. Conversation took place to decide goals and objectives to further growth as opportunity might avail itself. The following inclusions were agreed upon:

**a.) Residential/Agricultural boundary:** Agreed with boundaries as stipulated in the current Master Plan.

**b.) Residential/Rural Residential Boundary:** Agreed with boundaries as stipulated in the current Master Plan.

**c.) Manufactured Housing Communities:** The current Masterplan recommends MHC's (Mobile Home Communities) be along the M-25 shoreline. Currently that area is largely "built out". Since MHC's should be located along primary roads, it was agreed by the Boards that the best location would be along Oak Beach Road.

**Required Letter of Intent:** Eidelson informed the Boards that the Michigan Zoning Enabling Act requires that any county, village, city or township Planning Commission must formally notify all bordering entities, including the County, of the preparation of a Master Plan, and request that such entities "cooperate and comment" on the master plan. A formal letter must be sent to such government entities. They must also be advised of all public hearings regarding the Master Plan.

Mr. Eidelson also gave Lake Township Board of Trustees the option of adopting final approval of the Master Plan via formal resolution and noted that the final tentative Master Plan would need to be submitted to the Board of Trustees for approval before distribution to other entities.

There being no further business regarding the Master Plan drafting procedures, Kelterborn motioned to close the joint meeting at 9:05 P.M. The motion was supported by McCallum, and all were in favor. The meeting of the Board of Trustees adjourned.

Respectfully submitted,

Claren Russell, Clerk