

**Lake Township, Huron County**  
**Planning Commission Regular Meeting**  
**Wednesday, August 26, 2020**  
Approved Minutes

*(Due to Covid-19 and Gov. Whitmer's Executive Orders this meeting was held via teleconference)*

The meeting was called to order at 7:00 PM. Planning Commission members in attendance were Jerry Pobanz, Nicole Collins, Bob Siver, Tim Lalley and Maryanne Williams. There was one guest.

Motion by Williams, second by Pobanz to approve the agenda with the addition of two emails from Mark Eidelson of Landplan. Roll call: Collins, Siver, Lalley, Williams and Pobanz. All ayes, motion carried.

Motion by Collins, second by Williams to approve the minutes of March 4, 2020, July 22 and July 29, 2020 Joint Meetings with the Board of Trustees. Roll call: Siver, Lalley, Williams, Pobanz and Collins. All ayes, motion carried.

**Correspondence:** Planning Commission Annual Report for April 2019- March 2020; Building Inspector's Reports; Zoning Administrator's Report; Land Use Permit Report; emails from Mark Eidelson, Landplan Inc.

**Public Comment:** Victor Rohner asked if there is an easement map available to residents other than the wall map that is in the Township Hall. He would also like clarification on, how the ownership of easements is determined and where is this information available. He was advised that an easement map is now available on the township website at [www.laketownship.net](http://www.laketownship.net) and Supervisor McCallum will contact him to discuss his other questions.

**Election of Officers:** Pobanz suggested that the officers remain the same. Collins asked who held which position and was told that Pobanz is Chair, Siver is Vice-chair and that she is Secretary. Pobanz felt that Collins, who is the Board of Trustees representative to the Planning Commission, should not hold the secretary position. Williams was asked if she would assume the Secretary position to which she replied yes. Therefore there was a motion by Pobanz, second by Lalley to re-elect Jerry Pobanz as Chair, Bob Siver as Vice-chair and to elect Maryanne Williams as Secretary. Roll call: Lalley, Williams, Pobanz and Siver aye. Due to a technical difficulty in which she became disconnected Collins unable to participate in this vote. Four ayes, motion carried.

**By-Laws for April 2020 – March 2021:** Upon review of the by-laws, motion by Williams, second by Siver to accept the by-laws as presented. Roll call: Williams, Pobanz, Siver and Lalley. Due to technical difficulty as explained above, Collins was unable to participate in this vote. Four ayes, motion carried.

Having resolved the connection issues she was having, Collins rejoined the meeting. She asked if the election of officers could be revisited. She pointed out that the Chair, Vice-chair and Secretary have held their positions for quite a while and perhaps it may be time to change. The vote was not brought back for further discussion.

**Zoning Map:** The PC reviewed the zoning map and made the following clarifications. The zoning shows three (3) adjacent parcels on Oak Beach Rd. as zoned commercial. One of the properties is shown as part

being in the commercial district and the other part in residential. Motion by Pobanz, second by Siver to adjust the zoning map to reflect only Parcel Nos: 13-013-159-00 and 13-013-159-10 as commercially zoned. Roll call: Pobanz, Collins, Siver, Lalley and Williams aye. All ayes, motion carried.

There are areas in Sections 15 and 16 defined as R-3 multi-family district but are currently single family homes (already developed). Given the different regulations for R-3 it does not seem appropriate zoning in this area. Motion by Pobanz, second by Siver to change the zoning of the R-3 parcels in Sections 15 and 16 to R-2 single family homes. Roll call: Collins, Siver, Lalley, Williams and Pobanz aye. All ayes, motion carried.

There are two (2) parcels located in Section 21 that are currently zoned as R-R rural residential. The parcels are adjacent to the conservation district to the north and east, and the agricultural district to the west. In order to remain consistent with the zoning in this area there was a motion by Williams, second by Siver to change the zoning of Parcels 13-021-009-00 and 13-021-003-00 to AG agricultural district. Roll call: Siver, Lalley, Williams, Pobanz and Collins aye. All ayes, motion carried.

**Accessory Buildings:** At the July 29<sup>th</sup> joint meeting Trustee Kelterborn asked if the PC would revisit the topic of number of accessory buildings allowable and perhaps consider an increase of one additional accessory building. After discussing the necessity to make a change in order to allow an additional accessory building, a motion was offered by Siver, seconded by Lalley to make no changes the DZO; Pg. 20-7; Item E: Number, Area, Size and Lot Coverage; 1-a: Maximum Number. Roll call: Collins, Siver, Lalley, Williams and Pobanz aye. All ayes, motion carried.

**Mark Eidelson Questions/Clarifications:** An email received on Aug.26, 2020 asked for clarification on the following items pertaining to his June 18, 2020 correspondence.

- 1. Item 39: Swimming pools/fencing:** Motion by Lalley, second by Pobanz to require a no less than a four foot (4') security fence for all pools above or below ground. Roll call: Siver, Lalley, Williams, Pobanz and Collins aye. All ayes, motion carried.
- 2. Item 45: Special Land Use Permit:** The PC is in agreement with Mark's assessment and will not require a special land use permit to be obtained for a proposed lot with frontage/width less than the district's normally required dimensions. Motion by Pobanz, second by Siver. Roll call: Lalley, Williams, Pobanz, Collins and Siver aye. All ayes, motion carried.
- 3. Item 55: Special Land Use Permit:** The PC is in agreement with Mark's assessment and will not require a special land use permit to be obtained for a proposed retaining wall in excess of five feet (5') and that the requirement be deleted from the DZO and replaced with the second conceptual wording example offered by Mark. Motion by Pobanz, second by Lalley. Roll call: Siver, Collins, Pobanz, Lalley and Williams aye. All ayes, motion carried.

**Public Hearing for Draft Zoning Ordinance:** PC will discuss at their September meeting.

**Pending Items for Future Meetings:** Master Plan; Short Term Rentals; Recreation Plan. Motion by Pobanz, second by Williams to table these items until the September meeting. Roll call: Lalley, Williams, Pobanz, Collins and Siver aye. All ayes, motion carried.

There being no further business, motion by Lalley, second by Collins to adjourn. Roll call: Collins, Siver, Lalley, Williams and Pobanz aye. All ayes, Motion carried. Meeting was adjourned at 8:10 PM.

**Reminders:**

The next Board of Trustees meeting will be: Monday, September 21, 2020 at 7:30 PM.

The next Planning Commission meeting will be: Wednesday, September 23, 2020 at 7:00 PM.

Minutes prepared by:

Maryanne Williams, Deputy Clerk