

**Lake Township, Huron County**  
**Planning Commission Regular Meeting**  
**Wednesday, January 27, 2021**

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 7:02 PM. Planning Commission members in attendance were Bob Siver, Tim Lalley, Jerry Pobanz, Nicole Collins and Maryanne Williams. There were two guests.

Motion by Pobanz, second by Collins to approve the agenda with as presented. Roll call: Lalley, Pobanz, Collins, Williams and Siver. All ayes, motion carried.

Motion by Pobanz, second by Lalley to approve the minutes of December 9, 2020. Roll call: Pobanz, Collins, Williams, Siver and Lalley. All ayes, motion carried.

**Correspondence:** Zoning Administrator's report(s) for November & December 2020; Building Permit report for December 2020; PC Minutes re: Master Plan from March 27, July 24, November 19, 2019 and January 22, 2020.

**Old Business**

**Master Plan:** The PC, having already discussed chapters 1, 2 and the appendices of the Master Plan at earlier meetings, asked Mark Eidelson, Landplan LLC to participate in discussing the remaining chapters, being 3, 4 and 5. Discussion of chapters 3 and 4 as follows:

**Chapter 3: Future Land Use** puts forth on a policy level how the township intends to guide growth and development. It divides the township into various planning areas and establishes policies for those areas. Chapter 3 is a key part of reviewing re-zoning applications and the extent of compatibility for that area within the MP (Master Plan).

- **Introduction** is general.
- **Planning Areas:** The Township is divided into four land use areas. There may be existing properties that are not compatible with the future land use plan, but this does not mean that the township will cease to support the existing land use of these properties.
- **Four Land Use Areas are:**
  1. The **Resource Conservation Area** is intended to encourage the preservation of important natural resources and should be limited to open-space and natural resource based conservation endeavors. Residential development is discouraged to minimize encroachment and disturbance of these resource areas.
  2. The primary use of the land in the **Agriculture/Rural Residential Area** should be agriculture, resource conservation and other open space areas, and low density home sites. Secondary uses should be limited to those that are compatible with the environmental or rural character of the area. **AG/RRA** encourages the continuation of all current and the introduction of new farming activities.

**3. The Suburban Residential Area** provides for residential development of a more suburban and urban character. The **SRA** extends along the majority of the M25 corridor. The primary land use should be single and two-family residences, including opportunities for small-lot subdivisions where provisions are adequate for potable water and sewage disposal.

**4. Future Land Use Strategy** plans for two principal **Commercial and Industrial Areas**. They are the Oak Beach Commercial Area and the State Park Commercial/Industrial Area. The plan supports the current and continued **C and I** use of these areas. The primary commercial use of land should be locally-orientated services catering to the needs of the local and tourist population. Principal industrial uses of land should be comparatively light industrial activity that will have minimal impact on neighboring uses and the townships public services.

The Zoning Ordinance regulates current land use and is a legal document. The Master Plan projects future land use growth and development through written policy. It is a policy document.

- **Preservation of Natural Resources** reiterates the Township's support for protecting our natural resources.
- **Key holing (funnel development)** is the use of a waterfront lot as common open space for waterfront activities. This use gives access to individuals to the main body of water, who do not live on the water and/or provides the potential for development connected to the main body of water as in the example of a canal. Key holing cannot be prohibited but can be regulated through policy.

**Chapter 4: Coordinated Public Services** discusses the public service strategy in coordination with the planned pattern of land use. (Introduction)

- **Circulation and Complete Streets.** The township's road infrastructure fulfills its function reasonably well for motorized vehicles. Opportunities for safe pedestrian and non-motorized travel are comparatively limited. The need and feasibility of implementing a wider scope of "complete streets" measures increases in the communities residential and non-residential areas, such as along the M25 corridor.
- **Sewage Disposal and Potable Water.** There is no public water or sewer service in Lake Township. The township does not plan to pursue water and sewer service at this time. However, if development densities increase the need for water and sewer, the township will pursue this issue in a phased and incremental manner to ensure effective growth management.
- **Storm Water Management** is a public service and the township will actively manage its storm water in order to decrease environmental degradation and potential developmental flooding conditions.
- **Emergency Services.** As community growth and land development increase, it is important that the township ensure that adequate fire, police and ambulance services are available to existing and future residents and property.

- **Recreation.** Although there are recreation sites within the township, Lake Township does not operate any recreational facilities in and of itself. Should sentiment warrant, the township will pursue the development of a state approved recreation plan aimed at providing needed township facilities and enable the township to compete for state and federal recreational grants.

All sections of Chapters 3 and 4 have individual written policies aimed at future growth and development. The Master Plan is a future oriented policy document. PC members will discuss Chapter 5 at their next meeting.

**Draft Zoning Ordinance-Solar:** The solar section of the draft zoning ordinance was returned to the PC for further work, the focus being primarily on residential solar installation. It was suggested by Mark that the PC review the original zoning ordinance to order to obtain any information that may be helpful in reworking this section. PC members will discuss this issue at their meeting.

#### **Items for Future Discussion**

- Recreation Plan

**Public Comment:** None

There being no further business, motion by Pobanz, second by Collins to adjourn. All ayes, Motion carried. Meeting was adjourned at 9:02 PM.

#### **Reminders:**

The next Board of Trustees meeting will be: Monday, February 15, 2021 at 6:30 PM.

The next Planning Commission meeting will be: Wednesday, February 24, 2021 at 7:00 PM.

Minutes prepared by:

Maryanne Williams, Deputy Clerk