

Lake Township, Huron County
Planning Commission Regular Meeting
Wednesday, February 24, 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 Bod Siver, Tim Lalley, Nicole Collins, Jerry Pobanz and Maryanne Williams. There were two guests.

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

Motion by Pobanz, second by Collins to approve the meeting minutes of January 27, 2021. Roll call: Collins, Pobanz, Siver, Lalley, Williams. All ayes, motion carried.

Correspondence: January 2021 Zoning Administrator and Building Inspector's reports.

Old Business

Master Plan: The PC, joined by Mark Eidelson of Landplan, Inc. continued their discussion of the Master Plan, Chapter 5 as follows:

Chapter 5: Implementation

- **Introduction:** The Master Plan establishes a strategy for growth, development and preservation in the township. The Plan is intended to be used by local officials, those considering private sector development and all residents interested in the future of the township.

- **Public Support, Communication and Community Improvement:** Citizen participation and understanding of the general planning process and the specific goals, objectives and policies of the Plan are critical to its success. The township must emphasize the necessity of long-range planning and the development of a Master Plan. Actions should be taken by the township to encourage public understanding and support of the township's planning program and continued communication with and encouraged involvement of its citizens.

- **Capital Improvements Programming:** The use of **CIP** can be an effective tool for implementing the Master Plan and ensuring orderly programming of public improvements. The **CIP** outlines projects that will replace or improve existing facilities or that will be necessary to serve current and projected land use development within a community. This Master Plan does not recommend specific increases in public services or infrastructure. However, regularly prioritizing even “minor” community improvements is an important part of planning.
- **Objectives Action Plan:** The objectives presented in Chapter Two serve as strategies to reach the goals of the Master Plan, which are also presented in Chapter Two, and to put in place the policies of Chapter Three (Future Land Use Strategy) and Chapter Four (Coordinated Public Services).
- **Development Codes and Programs (Zoning Ordinance):** The Zoning Ordinance is the primary tool for implementing the Master Plan. A zoning ordinance regulates the use of land. The ordinance generally divides a community into districts and identifies land use permitted in each district and prescribes minimum standards that must be met. Since 2006, zoning regulations for Michigan communities are adopted under the authority of the Michigan Zoning Enabling Act, P.A. 110 of 2006. Lake Township’s current Zoning Ordinance was adopted in 2020.
- **Maintaining a Current Master Plan:** The importance of maintaining a current Master Plan is reflected the Planning Enabling Act’s requirement that a Planning Commission review its Master Plan at intervals not greater than five years and document the Commission’s findings.

There being no further review of Chapter 5 of the Master Plan, Mark Eidelson will draw up a Draft Master Plan to forward to the Planning Commission. Eidelson advised that there are four maps which will need to be included in order to complete the draft.

Draft Zoning Ordinance-Solar: The PC began their discussion with the allowable square footage for residential solar installations, both roof top and ground. The current allowable of 3,000 sq ft was viewed by the Board of Trustees as being excessive. Some members of the PC stated that with their limited knowledge of solar energy installation they were hesitant to move forward without a clearer understanding. It was suggested that a speaker knowledgeable in solar energy join the next PC meeting. Lalley and Pobanz will try to make a contact.

Items for Future Discussion: Recreation Plan

Public Comment: None

Adjourn: There being no further business, motion by Lalley, second by Pobanz to adjourn. Roll call: Pobanz, Siver, Lalley, Collins, Williams. All ayes, motion carries. Meeting adjourned at 8:55 PM.

Reminders: Board of Trustees meeting: Monday, April 19, 2021 at 7:30 PM.

Planning Commission meeting: Wednesday, April 28, 2021 at 7:00 PM.

Minutes prepared by:

Maryanne Williams, Deputy Clerk