

**Lake Township, Huron County**  
**Planning Commission Regular Meeting**  
**Wednesday, July 28, 2021**  
**Approved Minutes**

The meeting was called to order at 7:02 PM. Planning Commission members in attendance were Bob Siver, Jerry Pobanz, Tim Lalley and Maryanne Williams. Nicole Collins was absent. There were five guests.

Motion by Pobanz, second by Williams to approve the agenda as presented. All ayes, motion carried.

Motion by Siver, second by Pobanz to approve the June 23, 2021, minutes. All ayes, motion carried.

**Correspondence:** Mark Eildeson's comments on proposed PUD.

**Old Business:** The PC members, having reviewed Mark Eidelson's written comments regarding the proposed Planned Unit Development (PUD) relating to the site plan submitted by Alicia Tatem and Mark Anderson for a lavender farm/residence located on Oak Beach Rd, entered discussion with the applicants (present) and Mark Eidelson (via telephone).

Eidelson did not feel that moving this project forward as a PUD was the best way to go. His suggestion was that the zoning ordinance could be amended as follows:

**Table 3-3 Uses of a Primary Commercial Character.** Line 25 allows for taverns by special land use. A wine tasting facility would fall under this category.

**Table 3-3 Uses of a Primary Residential Character.** Add a footnote 3 which reads something like: [Dwellings that occupy all or a part of buildings previously constructed and used for commercial purposes for an excess of 2 years, but which have been vacated and are vacant for 2 years or more.] This will allow for the current building to be converted into a dwelling but will not allow all commercially zoned land throughout the township to be developed as residential.

**Table 3-3 Uses of a Primary Agricultural, Outdoor Recreation, or Natural Resource Based Character.** Add a footnote 4 (1,4) which reads something like: [Agriculture is permitted as an accessory use in the B-1 District providing that the product being cultivated shall comprise or directly contribute to the majority of the products available for sale on the lot as measured according to the portion of the floor area devoted to the display and sale of such cultivated products.] This will allow for agricultural growth/cultivation as an accessory use if it is a fundamental part of the retail sales occurring on the lot.

Mark encourages the PC to review the sample amendment language which he has provided. If the PC decides to move ahead with this, he will prepare the amendments and the PC will then schedule a Public Hearing. Upon completion of the hearing the PC will pass along to the Board their recommendation for adoption. If these amendments are adopted the applicants can move forward with a Zoning Permit Application for the residence and agriculture and a Special Land Use Application for the retail sales and wine tasting which would require a site plan review. If there is an issue with the driveway/parking that the ordinance requires then the PC can look at perhaps amending **Section 10.3 Site Development Requirements: B. Driveways** and/or **Section 10.4 Parking Space Requirements: A. Compliance Required Number of Parking Spaces**. The PC should take note of the waivers which are allowed.

The approach(s) which Mark sees as the least advisable to accommodate this project is to tweak the language in the Ag or RR districts to amend the zoning to include taverns which would then accept wine tasting. And not advisable would-be to tweak the language in **Article-4 Planned Unit Development (PUD) District** to accommodate this application because by doing so it would not uphold the intent of the Master Plan to keep this area for commercial development.

At this time the applicants were encouraged to rework their site plan showing more detail along the commercial aspect of the project. They were asked to provide as much information as possible and resubmit.

There was a motion by Siver, second by Lalley to table the rest of the meetings planned discussion: Master Plan Maps, Solar, Recreation Plan. All ayes, motion carried.

**New Business:** None

**Public Comments:** None

**Adjourn:** There being no further business, motion by Lalley, second by Pobanz to adjourn. All ayes, motion carried. Meeting adjourned at 9:20 PM.

Minutes prepared by:  
Maryanne Williams, Deputy Clerk