

Lake Township, Huron County
Planning Commission Regular Meeting
Wednesday, August 25, 2021
Approved Corrected Minutes

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

Motion by Collins, second by Lalley to approve the agenda with the addition of the August 23, Zoning Board of Appeals decision. All ayes, motion carried.

Motion by Collins, second by Pobanz to approve the July 28, 2021, minutes. All ayes, motion carried.

Correspondence: Tatem/Anderson Proposed PUD Revised Documents: The revised documents requested by the PC regarding the proposed lavender farm were submitted to Tory Geilhart. Subsequently, Geilhart, Siver, Collins and McCallum met to review the documents. They found a lack of some pertinent information that would aid the PC in facilitating the Tatem and Anderson's request. Geilhart will contact the applicants to request the information needed.

New Business: August 23, 2021 Zoning Board of Appeals Decision: PC Chair, Siver took issue with the ZBA for their decision to grant a variance for a second story addition to a non-conforming structure. He took umbrage with Pobanz for his assenting decision as Pobanz is the PC representative to the ZBA and was integral in the writing of the zoning ordinance itself. He felt that Pobanz should have upheld the ordinance by following the Seven Standards (Sect 16.6 Variances; B. Standards). Pobanz was under the impression that the ZBA had leverage in making their decisions. Debate ensued and consequently Pobanz left the meeting.

Old Business: Master Plan: The PC reviewed Mark Eidelson's discussion items (correspondence dated August 18, 2021) regarding the Draft Master Plan and the revisions previously requested by the PC. Eidelson asked if the PC is re-thinking the intended character of the Oak Beach Commercial Area and State Park Commercial/Industrial Area since being presented with a PUD proposal. Of the three description options provided the PC decided to go with **Option #3: Revise the Chapter 3 Descriptions...** and to use the sample language as provided. Motion by Collins, second by Lalley. All ayes, motion carried. The wetlands portion of Eidelson's discussions items was tabled.

Draft Zoning Ordinance: Solar: The PC entered in a brief discussion regarding solar zoning. It was agreed that the majority of any solar projects would likely be in the residential areas and considered small development. However, large solar development must be addressed in the zoning ordinance in the event that a developer shows interest in this type of project. Therefore, requirements must be made for both. Further discussion is needed.

Recreation Plan: Tabled for future discussion.

Proposed PUD Lavender Farm: Some discussion took place at the beginning of the meeting. It was also mentioned that if the PUD re-zoning was granted, the applicants will have to meet all of the zoning requirements of each section, residential, commercial and agricultural.

The applicants, Alicia Tatham and Mark Anderson, joined the meeting via telephone for direction and advisement on how to proceed with their project. They were advised by the planning commission to comply with the zoning requirements for each use of the proposed mixed-use PUD as articulated in the Lake Township Zoning Ordinance Section 4.4 B 2. This also included advising the applicant of the process of requesting waivers for items in which they do not wish to comply (Lake Township Zoning Ordinance Section 4.4 B). The items need to be concise and to scale. When this process is completed the planning commission will have adequate information to review the proposed project.

Public Comments: None

Adjourn: There being no further business, motion by Lalley, second by ~~Robanz~~ Siver to adjourn. All ayes, motion carried. Meeting adjourned at 9:02 PM.

Minutes prepared by:
Maryanne Williams, Deputy Clerk