

**Lake Township, Huron County**  
**Planning Commission Regular Meeting**  
**Wednesday, November 3, 2021**  
**Approved Minutes**

The meeting was called to order at 7:02 PM. Planning Commission members in attendance were Bob Siver, Nicole Collins, Keith Hoffman and Tim Lalley (via telephone but not participating). There were five guests.

Motion by Hoffman, second by Siver to approve the agenda with change. To move Lavender Farm under Old Business to the first item of discussion. All ayes, motion carried.

Motion by Collins, second by Hoffman to approve the August 25, 2021, minutes with correction. Under Adjourn the motion was seconded by Siver. All ayes, motion carried.

**Correspondence:** Building Permit report for August and September 2021; Zoning Report for August and September 2021; Land Use Permit report; ZBA Applications-Original and Revised; ZBA Unapproved Minutes August 30, 2021-C. Ignash; PUD Preliminary Site Plan Revision-Lavender Farm; MAP Training Workshop; MAP Publications.

**Old Business:** PC Chair Siver commended Mark Anderson and Alicia Tathem along with Zoning Administrator Tory Geilhart for the revised site plan and corresponding documentation that was submitted with regard to the potential PUD development. He stated that the site plan revision and documentation provided all of the information that the PC has required to date and addressed the PC's concerns. Hoffman voiced concern that the lavender has been planted but could not find anything in writing which gave permission for work to begin. The PC requested that written advisement be sent to Anderson and Tathem stating that the Township acknowledges the unique nature of this project, the growing time required and that the lavender, as it sits will not be a problem. However, going forward no further work will be allowed to take place on the site until final approval has been given.

In accordance with the **PUD** zoning portion of the ordinance **Section 4.5 Approval Standards**, specific waivers may be granted where zoning is not applicable to the project. The following waivers were requested and recommendation for approval by the Board of Trustees will be sought. They are:

### **Article 3 - Zoning Districts, Regulations, Maps**

#### **Table 3-4 Site Development - Determining Setbacks**

1. Waiver-North side gazebo to be 20' of northern property line. Motion by Siver, second by Collins. All ayes, motion carried.

### **Article 2 - Off-Street Parking and Loading**

#### **Section 10-3 Site Development Requirements**

1. **Waiver 10-3 B 3**-Using existing street cut on Oak Beach Dr. as the current street cut is 10' from the side lot line plus 10' easement. Motion by Siver, second by Hoffman. All ayes, motion carried.

2. **Waiver 10-3 C&D-(C)** Parking and drive will be compacted stone in character with the surrounding and intended land use (waiver may apply). Parking spaces will be marked with parking blocks-not striping (waiver from striping). (D)Using existing drive and parking, no drainage system in Lake Township-underlying ground is sand (waiver from existing conditions or grandfathered in). Motion by Hoffman, second by Siver. All ayes, motion carried.

3. **Waiver 10-3 E 3 Location/Setback**-Using existing drive and parking, 18' from 33' easement. Motion by Siver, second by Hoffman. All ayes, motion carried.

4. **Waiver 10-3 J**-Want to use existing landscaping to meet the intent of the proposed PUD experience and beauty. Motion by Hoffman, second by Siver. All ayes, motion carried.

#### **Section 10-6 Solid Waste Collection Stations**

1. **Waiver 10-6**-Will hire a private waste hauler for curb side pick-up. Placing a dumpster onsite would be unnecessary as minimal waste will be produced, take up unnecessary space and be an eye sore. Motion by Hoffman, second by Siver. All ayes, motion carried.

### **Article 11 Landscaping and Screening**

1. **Section 11-3 Landscape Plan-Waiver**-Location and spacing of lavender will constantly evolve.

2. **Section 11-4 Buffer Areas-Waiver**-On buffer along Oak Beach Rd. so that beauty of the lavender may be seen by from the road.

**3. Section 11-5 Parking Lots-Waiver**-No additional screening to be provided. Woods line three of the four property lines. No additional screening to be provided by parking lot as to ensure the view of the lavender is not obstructed.

**4. Section 11-6 Minimum Standards of Landscape Elements-Waiver**-There are existing woods on the property. Trees may be removed as they die. Lavender will be grown in the field. Trees that are to be saved are on raised island and away from vehicular traffic.

**5. Section 11-7 Installation, Maintenance and Completion-Waiver**-Lavender plant growth and locations will constantly evolve.

**6. Section 11-8 Fencing and Walls Construction-Waiver**-A waiver request does not apply at this time. No fencing or landscaping wall to be constructed. The split rail fence along the front of the property is ornamental in nature. Requesting should waiver become necessary in the future.

**7. Section 11-9 Waivers and Modifications-Waiver**-Request waiver from Section(s) 11.3-11.8. Reliance on existing woodlands serves as an adequate screening for three of the four property lines. The landscaping will change as the lavender plants grow and flourish. Motion by Hoffman, second by Collins to recommend approval of all Article 11 waivers requested. All ayes, motion carried.

### **Article 13 Access and Private Roads**

**1. Section 3-3 Private Driveways for a Single Lot-Waiver**-See site plan for details of proposed driveway. Existing road cut and driveway will be used. Additional crushed stone to be added at project completion. Motion by Hoffman, second by Collins. All ayes, motion carried.

### **Article 14 Site Plan Review**

**1. Section 3 Site Plan/Proposed Modifications; D-Waiver**-Requested, see Article 11 allowing for waivers. Motion by Siver, second by Hoffman. All ayes, motion carried. In reviewing the site plan, Hoffman pointed out that there is space for thirteen parking slots with the potential for an additional seven if needed. Parking may only become a problem if people begin to park on the shoulder of Oak Beach Rd. If complaints occur then the business owners will need to contact law enforcement.

There were two concerns addressed. The first being a residence in a B-1 district where the zoning ordinance calls for the residence to be located above the business. In the case of this proposed PUD the residence will be adjacent to the business. The PC members feel that this is allowable and reasonably compatible with "uses permitted by right" in creating the PUD District. The second concern being the fit of the development with the Master Plan. The PC members feel that the Master Plan does allow for such a development and are comfortable with it.

Upon completing a review of the revised site plan and corresponding documentation, a motion was made by Siver with a second by Hoffman to move the proposed PUD development forward to a public hearing. Hearing date was set for December 8, 2021 at 7:00 PM. to take place at the Caseville Fire Hall. All ayes, motion carried.

### **Recreation Plan**

Collins will be revising the Recreation Plan. She advised the PC members to go through the current plan and submit to her any changes, corrections and/or recommendations that they feel should be included in the new plan.

**New Business:** Motion by Siver, second by Collins to appoint Keith Hoffman as Planning Commission representative to the Zoning Board of Appeals. All ayes, motion carried.

**Public Comments:** Valerie McCallum asked if a list is being compiled of items that need to be amended in the Zoning Ordinance. There are typos which need to be corrected and residential on commercial property are two of the items.

**Adjourn:** There being no further business, motion by Siver, second by Collins to adjourn. All ayes, motion carried. Meeting adjourned at 9:05 PM.

Minutes prepared by:  
Maryanne Williams, Deputy Clerk