

Lake Township, Huron County
Planning Commission Regular Meeting
Wednesday, February 16, 2022
Approved Minutes

The meeting was called to order at 6:08PM. Planning Commission members in attendance were Bob Siver, Keith Hoffman, Tim Lalley, Nicole Collins, and Tim Quinn. There were 3 guests present virtually, Alicia Tatham, Mark Anderson, and Lou Colletta.

Motion by Hoffman, second by Collins to approve the agenda. All ayes, motion carried.

Motion by Collins, second by Hoffman to approve the January 26, 2022, minutes. All ayes, motion carried.

Public Comment: None

Correspondence: Land Use Permit report for January 2022; February 7, 2022, Mark Eidelson re: Alicia Tatham, and Mark Anderson/PUD Application; Letter from Thomas R. Schultz.

New Business: None

Old Business: Proposed PUD Lavender Farm

Letter from Thomas R. Schultz, Attorney for PUD Applicants dated February 16, 2022 upon review of Mark Eidelson's February 7, 2022 correspondence to the Planning Commission.

The letter was received late on this day and the PC members were not aware that it was coming; therefore not all members had the opportunity to read the letter and prepare themselves for discussion tonight. Siver asked each member how they would like to proceed. The majority said they would like some discussion tonight. All agreed that Mark Eidelson will need to review the letter and any PC recommendations will be given to Mark.

Item 1.b (signage) read by Siver. Tatham explained a new sign in a new location was included in their architectural drawing. They will not be using the existing sign or its current location and were not sure if this was clear to Mark Eidelson. PC members explained that any modifications to the signage must be included in the final site plan for approval. Modifications made after the fact will be subject a review process. They will ask Mark for a clearer way to state this.

Item 1.c (lighting) read by Siver. The question concerned decorative lighting. It was recommended that the applicants refer to the Township's general lighting ordinance for compliance detail and to refer to Tory Geilhart (Building and Zoning) with lighting specifics for further guidance if needed.

Item 1.e (reserve area for additional parking) read by Siver. The concern was the need to pave the additional parking area. The PC is fine with the parking area(s) being done in gravel as initially discussed. Should structural deterioration occur that would result in public safety concerns then reconstruction and/or paving will need to be addressed.

Item 2.a (timing of other required permits/approvals) read by Siver. The concern is the need to receive approvals from the County and State before moving forward with the project. The PC believes it will be beneficial for the applicants to know what work can move ahead after they receive the preliminary site plan approval. Other necessary approvals can be obtained for the final site plan approval. The liquor license is a separate matter that needs to be discussed with Mark Eidelson and the township's attorney before this issue is finalized.

Item 2.b (retail floor area) read by Siver. The applicants believe that no less than 65% or even 75% of the floor area should be devoted to other items sold that are not generated by lavender. Anderson produces wood and metal craft that they would like to sell in the retail store. The PC members were surprised stating that this is the first they are hearing of this. They agree that it is a promising idea but will need to apprise Mark Eidelson of this added information.

Item 2.e (hours of operation) read by Siver. The PC does not wish to dictate the hours of operation and will let Mark Eidelson know.

Item 2.f (limitation on other events) read by Siver. The PC members were again surprised at this added information. The ideas mentioned although positive, now bring up the issue of sufficient parking. Mark Eidelson will need to be apprised of this additional information.

Item 2.g (future paving) read by Siver. Addressed in Item 1.e

Item 2.h (screening) read by Siver. The applicants were concerned that they would not be allowed to cut trees down on their property in order to clean up or eventually expand for additional lavender growing should the need arise. PC said they are allowed to cut trees on their property.

Item 2.i (reserved parking) read by Siver. Addressed in Item 1.e.

Public Comment: None

There being no further business, motion by Lalley, second by Hoffman to adjourn. All ayes, motion carried. Meeting adjourned at 7:35PM.

Minutes prepared by:
Maryanne Williams, Deputy Clerk