

**Lake Township, Huron County**  
**Planning Commission Regular Meeting**  
**Wednesday, April 27, 2022**  
**Unapproved Minutes**

The meeting was called to order at 6:05PM. Planning Commission members in attendance were Bob Siver, Nicole Collins, Tim Quinn and Keith Hoffman. Tim Lalley was absent. There were 3 guests present virtually, Alicia Tatham, Mark Anderson and Lou Colletta. Valerie McCallum was present.

Motion by Collins, second by Hoffman to approve the agenda with the addition of information received re: PC courses available. All ayes, motion carried.

Motion by Hoffman, second by Collins to approve the March 23, 2022 minutes. All ayes, motion carried. Hoffman accepted the position of PC Secretary at this time.

**Public Comment:** None

**Correspondence:** Building Permit Report for March 2022; Zoning Report for March 2022.

**Old Business:**

**Master Plan:** There has been no response at this time from Mark Eidelson regarding the few revisions sent to him from the February meeting. The Master Plan is tabled until the May meeting.

**PUD Application of Alicia Tatham and Mark Anderson:** The Planning Commission reviewed correspondence received from Mark Eidelson dated March 12, 2022 which was in response to correspondence received from Thomas Schultz dated February 16, 2022. The following ten conditions appear in the order in which they were presented by Mr. Schultz.

- **Condition 1(b) / Sign:** This condition requires that if detailed construction specifications are not part of the final site plan, no modifications shall be made to the sign except upon the issuance of a zoning permit in response to a future zoning permit application. Upon reviewing this section in its entirety, **the PC accepts the recommendation of making no substantive revisions to this condition at this time.**
- **Condition 1(c) / Lighting:** This condition requires that the final site plan identify the location and height of exterior lights, and specify that all exterior lighting shall be directed downward and the light source (light bulb by example) shall not be visible from beyond the PUD site. Mr. Schultz requests the ability for the applicants to erect *decorative lighting* that may not fully comply with this condition.

The PC expressed it is comfortable with decorative lighting provided it does not conflict with the Township's General Lighting Ordinance. Upon reviewing this section in its entirety, **the PC accepts the recommendation and the revised wording of Condition 1(c) as suggested.**

- **Condition 1(e) / Additional Parking:** The condition requires that the final site plan identify a *“reserve area for additional parking”* that accommodates at least 3 additional parking spaces extending from the most westerly space. **The PC will not approve shuttle parking or off road parking. All parking must be on site. The PC would like this reflected in this Condition.** Upon reviewing this section in its entirety, **the PC accepts the recommendation and the sentence: *“The site plan shall specify that the additional parking spaces shall be of similar surface as the balance of the parking spaces.”* will be added to the end of the Condition for clarification.**
- **Condition 2(a) / Timing of approval and Permits:** This condition provides that unless the Township Board determines otherwise, final approval of the PUD shall not be granted prior to the township receiving suitable evidence that all county and state approvals have been received. The PC recalled that this condition was mainly questioned as it pertains to a liquor license. Upon reviewing this section in its entirety, **the PC accepts the recommendation and the revised wording provided in paragraph 3 and also the revised wording provided in paragraph 5 under this Condition.**
- **Condition 2(d) / Use of Retail Floor Area:** This condition provides that no more than 10% of the retail floor and wall area that is used to display, store and/or sell products shall be devoted to products that do not principally originate from the growing of flowers on the PUD site. The PC is aware that Mr. Anderson produces metal and wood crafts and would like to sell them in the retail area. **The PC will advise Mark Eidelson to include Mr. Anderson's crafts in the revision with wording such as *“on site crafted products”* which will be a part of the 90% of products sold related to the Lavender Farm.** Seeking an understanding of what will constitute the 10% of products not principally originating from the flowers; Tatham and Anderson were asked for an explanation. Their desire is to include the selling of tasteful art crafted by local artists. Upon reviewing this section in its entirety, **the PC accepts the recommendation; to include the wording above; and agrees that 10% of retail floor area is sufficient to accommodate products not principally originating from the growing of flowers or the various items to support the business overall (baskets, ribbon, glasses with the business name on them and other items created/made at the business).**
- **Condition 2(e) / Hours of Operation:** This condition provides that the PUD facility shall not be open to the public between the hours of 9:00 pm. and 9:00 am. Upon reviewing this section in its entirety, **the PC feels that the hours specified are adequate and accept the recommendation of making no substantive revision to this Condition at this time.**
- **Condition 2(f) / Restrictions on Events:** This condition provides that the PUD shall not be used for special events such as weddings, parties, celebrations and similar planned gatherings.

- **Condition 2(g) / Access Drive Paving:** This condition provides that the Township Board may subsequently require that the access drive and or parking area be reconstructed and/or paved upon finding that the existing unpaved areas do not ensure public health, safety and welfare.
- **Condition 2(h) / Screening:** This condition provides that the Township Board may subsequently require the establishment of a screen of the parking area along the south property line should the woodlands directly south of the PUD site be cleared or otherwise altered so as not to provide effective screening from the south.
- **Condition 2 (i) / Reserve Parking Area:** This condition provides that the Township Board may subsequently require that the “*reserved area for additional parking*” be converted to useable parking spaces similar to those initially proposed, upon a finding by the Township Board that the 13 spaces do not adequately address the parking needs of the facility.

Upon reviewing 2(f; g; h; i) in their entirety, **the PC accepts the recommendation of making no substantive revisions to these Conditions at this time.**

The PC is comfortable with the review and direction they have given to Mark Eidelson thus far and will forward decisions on to him. They do not believe that the revisions will constitute the need for another public hearing.

Based upon tonight’s discussion, Collins made the following motion: I make a motion that the Planning Commission approve this report as prepared by Landplan Inc. at the direction of the Planning Commission and dated February 7, 2022, including the motion of conditional preliminary approval contained within, as revised by the Planning Commission this evening April 27, 2022 and submit this revised report to the Township Board for action. Motion was seconded by Hoffman. All ayes, motion carried.

There being no further business, motion by Collins, second by Hoffman to adjourn. All ayes, motion carried. Meeting was adjourned at 7:47 PM.

Minutes prepared by:  
Maryanne Williams, Deputy Clerk