

**Lake Township Planning Commission**  
**Regular Meeting**  
**Wednesday, August 24, 2022**  
**Unapproved Minutes**

The meeting was called to order at 6:05PM. Planning Commission members in attendance were Bob Siver, Keith Hoffman, Tim Lalley, Nicole Collins, and Tim Quinn. There were 3 guests virtually.

Motion by Collins, second by Hoffman to add Mark Eidelson, Landplan Inc. to the agenda after Public Comment. All ayes, Motion carried. Motion by Collins, second by Hoffman to approve the agenda with addition. All ayes, motion carried.

Motion by Hoffman, second by Quinn to approve the July 27, 2022, 2022, minutes. All ayes, motion carried.

**Public Comment:** None

Mark Eidelson had a few items that he wished to clarify with the PC regarding the Master Plan.

1. On the draft Land Use Map there are some properties north of Sand Rd. placed in resource conservation. The PC had previously discussed putting these properties back under residential as they were on the 7-2021 maps. The PC confirmed this change.
2. Is the PC asking for a text revision of Pg. 3-5, left column, paragraph 3, re: dwellings above commercial storefronts? Is the PC considering allowing adjacent dwellings to be added to this section? Since the township has limited available property for commercial development it should be considered that if a residence is constructed and the business either does not come about or fails then the property becomes residential. By leaving the dwellings above the bottom story is always available for commercial use. It was decided by the PC to leave Pg. 3-5, left column, paragraph 3 as it is currently written.

**Correspondence:** Building Permit Report, Zoning Report, Land Use Permit Report for July 2022.

Keith Hoffman, PC Representative Member on the Zoning Board of Appeals gave a synopsis of the variance hearing that took place on August 18, 2022. After a thorough review of the documentation presented and discussion the request was denied by a 4-1 vote. Basis for the denial was that the 7 criteria could not all be met. Another resident was asking for an extension of their permit. This request was tabled as supporting documentation was

requested which should be provided in time for the next meeting. Hoffman informed the PC that the permit length of viability in the ZO should perhaps be amended from 6 months to back to one year as it was previously. He also suggested that a review by our consultant of variance requests would be helpful prior to the ZBA hearings. Supervisor McCallum said that the Board of Trustees would need to make the decision as to whether or not this should become policy. The PC would like to be kept informed of all ZBA variance hearings. It will help them to see if patterns are being established and possible adjustments to the ZO are needed. In future the PC will receive all minutes of ZBA variance hearings.

**New Business:** None

**Old Business:**

- **Master Plan:** see above: Mark Eidelson

- **Short Term Rentals:** The discussion of short term rentals centered around some of the various items that may possibly need to be addressed in the draft ordinance. These include: adoption of “good neighbor” guidelines, township hours posted in the rental, contact numbers for the DNR and township, who is responsible for renting the dwelling and their contact information, a standard form for contacts and telephone numbers, handling of complaints, putting regulations in place to follow for some level of relief, is a third party needed to monitor STR’s, if yes: identify and provide a 24/7 third party contact for renters and neighbors, do we require all rentals to be registered evenly across the board. The PC members will send their ideas to Hoffman. Using the draft STR rental provided by Hoffman the PC will discuss Sec.01-01: Purpose and Sec. 01-02: Definitions.

**Public Comments:** None

**Adjourn:** There being no further business, motion by Hoffman, second by Lalley to adjourn. All ayes, motion carried. Meeting adjourned at 8:30 PM.

Minutes prepared by:  
Maryanne Williams,  
Deputy Clerk



