

**Lake Township, Huron County
Board of Trustees Meeting
September 19, 2022**

Meeting was held at the
Lake Township Hall
4988 W. Kinde Road, Caseville, MI

Call to Order @ 7:30 P.M.

Present – Valerie McCallum, Clay Kelterborn, Dale Hartsell, Jim Deming, Nicole Collins

Absent – None

Approval of agenda – Motion by Hartsell, supported by Kelterborn, to approve agenda with addition of snow removal, tabulator, audit report and Oak Beach boat ramp. All in favor, motion carried.

Approval of August 15, 2022 Minutes – Motion by Kelterborn, supported by Hartsell, to approve minutes as presented. All in favor, motion carried.

Reports – Supervisor –

The township attorney has prepared a letter concerning Lake Road and will be sending it to the Huron County Road Commission

Treasurer – As submitted.

Clerk – Election tabulator is being serviced at Election Source of Grand Rapids.

Trustees - None

Correspondence

CAFPA Minutes – Submitted

Zoning Administrator report– Submitted

Building Inspector – Submitted

Planning Commission Minutes – Submitted

HCRC Progress Billing

AMAR Certificate

Petitions/Public Comments – Resident asked if there are regulations in the Zoning Ordinance regarding placement of boat hoist in relationship to the easement of the hoist owner. Supervisor asked resident to send email.

Old Business –

Transfer Station Tree of Heaven infestation - Tree of Heaven species can be girdled to kill them and then they can be removed. No grants are available for eradication from the DNR. Volunteers were discussed. The Board asked the supervisor to contact Kappen Tree Service to obtain an estimate on removal of the trees.

Quarterly Budget Review – A motion was offered by Deming, supported by Collins, to table budget review until October meeting to allow adjustment of line items in the new software. All in favor, motion carried.

Township Hall – A site plan is necessary for the consultant to prepare documentation to commence to the next step of the construction process. After discussion, it was agreed advertising to acquire bids from a design and build company to provide an engineered site plan. It was determined to check with attorney to ensure the proper procedures are followed throughout the project.

Ordinance Enforcement – Boat hoist ordinance currently does not address abandoned boat hoist. Motion was offered by Collins, supported by Hartsell, to remove an abandoned boat hoist that was tagged for zoning violation after consulting with the township attorney. All in favor, motion carried.

Firewood Sales - A motion was offered by Hartsell, supported by Kelterborn, to request the PC to reconsider the special use designation for firewood sales in the AG & RR districts, only, and amend the ZO to allow firewood sales in these districts as allowable uses. All in favor, motion carried.

The Zoning ordinance does not allow firewood sales in the R-1 and R-2 districts. A motion was offered by Deming, supported by Collins, to have notices issued to those residents in violation of the ordinance to cease unauthorized sales in the R-1 and R-2 districts. All in favor, motion carried.

New Business

Snow Removal Bid – A motion was made by Deming, supported by Hartsell, to approve the snow removal bid from Esch Landscaping for the 2022-23 winter season. All in favor, motion carried.

Tabulator – A motion was made by Hartsell, supported by Collins, to authorize the purchase of a new election tabulator if determined to be the most cost effective. All in favor, motion carried.

Audit - A motion was made by Hartsell, supported by Collins, to approve township audit. All in favor, motion carried.

Oak Beach Boat Launch – Bob Siver, PC Chairman, inquired as to what could be done by the township to improve the boat launch. It was noted the Huron County Road Commission had removed a deteriorating steel grate and placed stone in the ramp area. Sand has washed over the stone, making it difficult to launch boats there. Because the launch comes under the authority of the Huron County Road Commission, the Township Board can do little more than draft a resolution in support of having the ramp improved. It was suggested a citizen's group be established to request improvements.

ZBA Consultant – Keith Hoffman, chairman of the ZBA and planning commission member, had suggested that all variance applications be reviewed by our consultant, Mark Eidelson of Landplan. The pros and cons of adopting a policy by which all ZBA variance requests are reviewed by the consultant were discussed. It was determined that, should a member of the ZBA have a question on interpretation of the Ordinance as it pertains to a particular variance request, that question should be sent in writing or by email to the chairman of the ZBA and he will seek advice from the appropriate party, whether it be our planning consultant or our attorney. This consultation will be at the Township's expense as it is the request of the ZBA member.

After discussion, a motion was offered by Kelterborn, supported by Hartsell, to draft a policy by resolution outlining the procedure by which ZBA members can request clarification of specific aspects of a variance from the appropriate consultant. All in favor, motion carried.

Planning Commission – Short term rentals were discussed. The Planning Commission is drafting an Ordinance to regulate the use of traditionally residential properties for short term rental use. The Board encourages the Planning Commission to attempt to have an ordinance in place by the end of the year for the upcoming 2023 vacation season to allow short term rental property owners ample time to comply with the developing ordinance.

According to Collins, Planning Commission Chairman, Robert Siver had suggested the Planning Commission review random site plans on an annual basis to determine how the site plans are being administered in relation to the Zoning Ordinance. It was also noted that enforcement has become an issue. The board would like to ensure administration of the Zoning Ordinance is consistent. It was noted this review would facilitate the Planning Commission in determining if there are areas of the Zoning Ordinance that require further review.

After discussion, a motion was offered by Kelterborn, supported by Collins, to have the Planning Commission dedicate a meeting annually to review site plans, specifically site plans that are referred to the ZBA, and another meeting to review zoning enforcement in order to determine our performance in administering our Zoning Ordinance. All in favor, motion carried.

Payment of Bills – After review, a motion was offered by Hartsell, supported by Collins, to pay the bills as presented. All in favor, motion carried.

Public Comments – A resident noted that at one point in time, a Facebook group existed dedicated to the Oak Beach boat launch. It was quite active in the past. The resident suggested

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a citizen's group may be able to use this as an organizing point to seek action to improve the launch.

Adjournment – Motion offered by Hartsell, supported by Kelterborn to adjourn. All in favor, motion carried.

Meeting adjourned at 7:53 P.M.

Respectfully Submitted

Jim Deming