

Lake Township Planning Commission
Regular Meeting
Wednesday, May 24, 2023
Approved Minutes

The meeting was called to order at 6:05PM. Planning Commission members in attendance were Bob Siver, Tim Lalley, Tim Quinn and Nicole Collins. Keith Hoffman was not present. There were two guests, Tory Geilhart, Building and Zoning Administrator and Valerie McCallum, Supervisor.

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

Motion by Collins, second by Lalley to approve the April 26, 2023 minutes. All ayes, motion carried.

Correspondence: Zoning Administrator's Report for April 2023; Building Inspector's Report for April 2023; Land Use Permit Report for April 2023; Huron County Zoning Ordinance Amendment Nonconforming Uses; Landplan Inc. re: Zoning Ordinance Issues

New Business: The Planning Commission By-laws adopted on April 26, 2023 were signed by the members present.

Old Business:

Zoning Ordinance Amendments:

The PC continued discussion of the Landplan submission regarding Zoning Ordinance Issues with the following:

Item #4 *Consider using setbacks of existing dwellings in determining the setback for new adjacent dwellings (or modifications to existing dwellings) as opposed to the 25' setback currently required in Residential Districts, to allow an applicant to build consistently in line with existing structures on adjacent lots (with appropriate limitations), to encourage practicality, and minimize front yard variance requests.* The PC members were in agreement that Option 2 would suffice with the following changes. They would like to see setbacks from power lines addressed if there is a precedent for it. According to Tory Geilhart, Building and Zoning Administrator, DTE Energy typically requires a 15' setback. They feel that Option 2 is worded more for the R-2 district considering that front yard setbacks reflect a larger lot size and the minimum front yard setback may pose a problem for the R-1 district. They suggest making a distinction between the R-1 and R-2 setbacks leaving the setback wording in place for R-2 and perhaps a 10' minimum front yard for R-1 (as example) reading R-1 allowed X and R-2 allowed X.

Schedule Public Hearing for Master Plan and Short Term Rental Ordinance

There was a motion by Collins, second by Quinn to schedule a Public Hearing at the next regular meeting for the purpose of discussing Item 1 under Zoning Ordinance Amendments and Short Term Rentals. The meeting will be scheduled for June 28, 2023, 6:00 PM at the Sleeper State Park Outdoor Center. All ayes, motion carried.

There being no further business, motion by Lalley, second by Collins to adjourn. All ayes, motion carried. Meeting adjourned at 8:40 PM.

Minutes prepared by:

Maryanne Williams,

Deputy Clerk