

**LAKE TOWNSHIP PLANNING COMMISSION**

**ZONING AMENDMENTS**

**PUBLIC HEARING**

Notice is hereby given that the Lake Township Planning Commission will meet on October 16, 2024 at 6:00 P.M. During this meeting the Planning Commission will conduct a public hearing on proposed amendments to the Lake Township Zoning. This meeting and hearing will be held at the Lake Township Hall, 4988 W. Kinde Road, Caseville MI 48725 and will allow the public to make comments on the proposed amendments to the Lake Township Zoning Ordinance, which overall ordinance was originally adopted on November 16, 2020. The proposed amendments to the Lake Township Zoning Ordinance are summarized as follows:

**Article 3 – Footnotes for Table 3-4 – Site Development Requirements, Footnote 7(B)** add R-1 District to the second sentence to read as follows:

*“The minimum rear yard setback for a non-lakefront lot created prior to the effective date of this Ordinance in the R-1 District and R-2 District shall be ten (10) feet.”*

**Article 3 – Footnotes for Table 3-4 – Site Development Requirements, Footnote 5(B)** amend by adding as follows:

*“5(B)(1) The normally required minimum front yard setback of twenty-five (25) feet for a specific lot in the R-1 District may be decreased to the average of the front yard setbacks for existing dwellings along the same side of the road within Two Hundred Fifty (250) feet of each side of the subject lot, where one or more such yards is less than the normally required minimum twenty-five (25) feet front yard setback, but in no case shall the resulting required front yard setback for the subject lot be less than Eighteen (18) feet.”*

**Article 3 – Footnotes for Table 3-4 – Site Development Requirements, Footnote 7(A)(2)** amend by adding subparagraph (a) as follows:

*(a) In cases where an existing neighboring dwelling is nonconforming, said nonconformity involving a front yard setback encroachment, the measure of the 30°-line will be based according to where the neighboring existing dwelling would be located if the existing dwelling was moved toward the waterfront a distance equal to 50% of the setback encroachment of the existing dwelling (i.e. a 10' front yard encroachment would result in the 30°-line being moved five (5) feet further toward the waterfront).*

**Article 20, Section 20.22 Clear Vision Zone** – insert a diagram to assist with the interpretation/application of this section. Amend Section 20.22 to read as follows:

*“No fence, wall, hedge, screen, sign, structure, vegetation or other obstruction shall be located as to impede vision between the height of two and one-half (2 ½) and eight (8) feet above road elevation on any corner lot, within thirty (30) feet of the intersecting public road right-of-way or private road easement lines. No fence, wall, hedge, screen, sign, structure, vegetation or other obstruction shall be located so as to impede vision between*

*the height of two and one-half (2 ½) and eight (8) feet above road elevation within twenty (20) feet of a driveway edge and the intersecting road right-of-way line. The restrictions of this Section shall not apply in the case of a fence that is transparent across a minimum of eighty percent (80%) of its face within the above measurement areas unless otherwise determined necessary by the approving body due to the fence's configuration and/or location that unreasonably undermines public safety."*

**Article 20, Section 20.29 Lake Access and Frontage, A.9.** – strike the language "...if the property involved is not served with public sewer or..." thereby amending 20.29 A.9. to read as follows:

*"The minimum water frontage requirements of this section shall be doubled if more than fifty percent (50%) of the water frontage of the property involved is comprised of or adjoins a wetland as defined by Michigan law."*

A copy of the complete proposed amendments and the Lake Township Zoning Ordinance, as amended, can be obtained, inspected, reviewed or purchased at the Lake Township Hall at 4988 W. Kinde Road, Caseville, MI 48725 during regular business hours, Wednesday, Thursday and Friday, 10 AM to 2 PM or via the Lake Township website at [www.laketownship.net](http://www.laketownship.net).

Interested persons are invited to attend this hearing in-person or virtually and/or comment on the proposed zoning amendments. Comments may be given during the Public Hearing or written comments should be submitted to the Township by noon on the day of the hearing. Written comments may be mailed to the Lake Township Planning Commission, P O Box 429, Caseville, MI 48725, or emailed to [office@laketownship.net](mailto:office@laketownship.net).

To join the meeting from your computer, tablet or smartphone:

<https://meet.goto.com/888399173>

You can also dial in using your phone.

United States: +1 (646) 749-3122

Access Code: 888-399-173

Lake Township will provide necessary auxiliary aids and services, such as signers for the hearing impaired to individuals with disabilities at the hearing upon seven (7) days notice to Lake Township by writing or calling the Township Clerk, James Deming, P O Box 429, Caseville, MI 48725; phone 989-856-4867.

This notice is done pursuant to the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

James Deming  
Lake Township Clerk  
(989) 856-4867

