

**Lake Township Planning Commission  
Regular Meeting  
September 11, 2024  
4988 W. Kinde Rd, Caseville MI 48275**

**Approved Minutes**

The meeting was called to order at 6:07 by Siver at the Lake Township Hall.

**Roll call:** Keith Hoffman, Bob Siver, Tim Quinn, Matt Pryor present. Nicole Collins absent.

Supervisor, Valerie McCallum, present.

**Approval of Agenda:** Motion made by Quinn to approve the agenda with the addition of **Application For Temporary Use Permit** under **New Business**, seconded by Pryor All ayes – passed.

**Approval of Minutes:** Motion made by Hoffman to approve the August 21, 2024 Minutes, seconded by Pryor. All ayes – passed.

**Public Comments:** McCallum asked the PC if they received a list of zoning amendments to review for setting up the Public Hearing. Siver stated that as far as he recalls, the only amendment was the issue regarding changing the minimum lot width. McCallum stated Collins was going to check the meeting Minutes to make sure all the amendments were covered. Clinton stated Collins did review the Minutes and advised of one amendment that has already been addressed for correction.

**Correspondence:** Siver advised that Geilhart resigned as Zoning and Building Administrator. Siver stated that when the PC discusses a new planning consultant under **Old Business**, the PC can expand that discussion to talk about a possible new zoning administrator. Quinn asked who will be reviewing any new applications for building and zoning. Siver advised, based on the Special Board Meeting after Geilhart’s resignation, at least temporarily, Clay Kelterborn will assume the duties of the zoning administrator. McCallum advised that a board member can serve as a zoning administrator but that board member cannot be a member of the PC or the Zoning Board of Appeals. McCallum stated that narrowed down the candidates and Kelterborn was selected.

McCallum stated that the Building Administrator requires State certification. The Board discussed turning the building program over to the County if a candidate cannot be found. Additionally, the Board directed McCallum to check with Terry Kelly, the Caseville inspector, to see if he was interested or turn to the State to help temporarily until someone can be found. McCallum stated she met with Terry Kelly and he is interested. McCallum further stated that the issue is going to the Board on Monday to see what the Board wants to do; the Board wanted to keep the zoning and building separate, however, Kelly advised he would prefer to do both.

- Monthly Permit Report for August 2024 – no comments
- Building/Zoning Report for August 2024 – no comments.
- Land Use Permit Report for August 2024 – no comments.

### **New Business:**

**Application For Temporary Use Permit** – Hoffman stated that language in the Zoning Ordinance, Section 20.7.C.2, regarding a temporary dwelling on a vacant lot “...shall not be located on the lot for more than fourteen (14) days during any four (4) consecutive calendar months is vague; people are interpreting that in a four (4) month period, a recreational vehicle can be used as a temporary dwelling seven (7) weekends in a four (4) month period. Hoffman asked if there is a major problem going on. Hoffman stated people are setting up campers, although getting a use permit, they are not doing it as 14 consecutive days, they are doing it as 14 days throughout that 4-month period; the question is, does the PC want to build language into the ordinance to tighten that up, or loosen it up to make it longer. Hoffman further stated that the PC needs to have a discussion about the issue and the impact it may have or may not have and make recommendations to the Board. Siver stated that he generally remembers the discussion when doing this ordinance; to the best of his recollection, he thought it was written purposely to allow people the option to spread the days out. McCallum stated the permit states “Limited to 14 **consecutive** days per 4-month period” and that is how the township has administered it until a person referred to the language in the ordinance. Hoffman asked if the ordinance applies to only the property owner or can it be anyone the property owner chooses to be there? McCallum stated it doesn’t specify so you could have other people using someone’s property. Hoffman stated is that something the PC wants to tighten or loosen up; the language in the ordinance is open to interpretation.

McCallum stated there is a situation on Sand Road where a property owner installed three (3) electric hook-ups for three (3) separate campers when the ordinance only allows two (2) campers on vacant lots; the property owner was notified last year that he needed a permit and was only allowed two (2) campers but this Labor Day weekend there were three (3) campers on the lot. Quinn stated that if someone owns property, he doesn’t understand why they shouldn’t be able to use their property. McCallum stated this ordinance has been on the books since 1992. Quinn stated most people probably come up for less than 14 days in that four (4) month period but they may come up on two (2) or three (3) weekends and he doesn’t see why those people should be limited. Pryor stated he understands limits in the R1 and R2 districts but thinks there should be some flexibility in the agricultural district.

McCallum stated the idea in this area was to get people to invest and build; more people are buying campers and if campers are allowed, campers are going to be used in residential areas instead of building and investing. Siver stated he agrees with the idea that the ordinance be strictly limited to property owners and the license plate number should be included on the permit application. Hoffman asked Pryor if he is looking at separating out R1 and R2 districts from agricultural; Pryor agrees. Hoffman stated he believes the PC members are good with the 14-day period, it is how it is implemented; for example, seven (7) consecutive days, four (4) consecutive days, three (3) consecutive days.

Quinn stated he needs more time to think about this issue. Siver stated he doesn't think it's a pressing issue as summer is over but there are things that PC needs to consider; limit to property owner or immediate family only, include license plate on application, and consider some fraction of 14 consecutive days. The PC members tabled the issue for further discussion.

### **Old Business:**

**Search for New Planning Consultant** – Siver stated he spoke to a person at Rowe Professional Services Company with offices in the state, including one in Lapeer, who is interested. Siver stated McCallum had an email exchange with a Fresh Coast Planning who was recommended by the Township attorney located in the southwest part of the state. Siver stated the PC can invite these individuals to its next meeting. McCallum stated Fresh Coast Planning is going to send a proposal once they hear from Siver on what the PC is looking for. Quinn asked McCallum if she touched base with the person he suggested; McCallum stated she tried to get ahold of him but hasn't heard back.

**Zoning Ordinance Amendments** –Siver suggested holding issues #6 and #7 in LandPlan's correspondence of January 20, 2023 in obedience until the new Zoning Administrator is hired; the PC agreed. After lengthy discussion, the PC agreed that the following issues can be presented at a Public Hearing:

**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.**  
add 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 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 (2) 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.”*

Motion by Pryor to present the above zoning amendments at the Public Hearing to take place at the Township Hall scheduled for October 16, 2024, seconded by Quinn. All ayes – passed.

**Public Comments:** None

Motion made by Hoffman to adjourn, seconded by Pryor. All ayes – passed.

Meeting adjourned at 7:54 p.m.

Next meeting Wednesday, October 16, 2024 at 6:00 p.m.

Submitted by Lisa Clinton