

Lake Township Planning Commission
Wednesday September 10, 2025
4988 W. Kinde Rd, Caseville Michigan 48725

Approved Minutes

The meeting was called to order at 6:00 p.m. by Chairperson Siver at the Lake Township Hall.

Roll Call: Robert Siver, Nicole Collins, Matt Pryor, Keith Hoffman not present, Tim Quinn not present.

Six (6) virtual guests and three (3) in-person guests. Terry Kelly, Lake Township Zoning Administrator

Approval of Agenda: Motion to approve agenda as it is written by Collins, seconded by Siver. All in favor, motion carried.

Approval of Minutes: Motion to approve minutes for July 9, 2025 by Collins, seconded by Pryor. All in favor, motion carried.

Public Comments

Brian Black, Lake Township resident, requested the Township to amend article 20, Section 20.31. He proposes that they be allowed to rent home with stipulation. He feels problems that arise with having a short-term rental can be addressed with making sure they only book respectful and responsible guests. Mr. Black feels that the Township can also prosper by setting a fee for rentals or even a tax on bookings. He feels after reading the Ordinance 2023-2, Article 2 Section F states that the Township does not have the resources to fully police the area. He suggests that if a situation may occur the home owner would be responsible for the cost of Police. If it continued the property owner would lose the privilege to host (rent) their home. He believes that the way the ordinance is written is unjust and unfair to the many short term rental hosts. He asked to please consider taking another look at this ordinance.

Philip Jameson replied to Mr. Black's concern. Mr. Jameson stated that Mr. Black was not here when we went through all of this over the past few years with regards to STR's. Jameson was on the advisory committee and has spent many hours listening to all viewpoints regarding STR's, and the controversy this issue evokes in the community. There is a problem with short term rentals, people that live on the lake see it every weekend and have had all sorts of problems, which is why an ordinance was developed. Mr. Jameson has been a litigating attorney for 50 years and told Mr. Black if he would like to call him, he would be happy to talk with him providing advice free of charge. Mr. Jameson doesn't feel that we should revisit this issue, for if we do it will be for the same reason the ordinance was created.

Julie Mozden commented that there was a petition going around and heard there was some misinformation on that and wanted to get some clarity. She feels that we are pushing people away from the Township if we are not going to allow them do the short-term rentals, she believes that we should come up with a registry so they can register them. If they get a violation then they are shut down. As long as the property owners are doing everything okay why should we push these people away from our Township.

Victor of Lake Township stated that there was a petition circulated in regards to the rentals and there were 125 signatures on the petition wanting to put it on the ballot for the township to be able to vote on, yet it was deemed not legal due to a technicality on the wording being in the wrong place. Victor was unsure if it ever went to court.

Lexi, Lake Township resident, agrees with Mr. Black in regards to the short-term rentals. She feels they should have the right to vote on the short-term rental issue and the ordinance.

Public Comments closed 6:12 pm

Correspondence

Siver questioned the Zoning Administrator on the reference in his August report to the 8 campers and 100 people at 5204 Port Austin Road, Kelly stated a request was sent in and it was denied. The person went ahead and did it anyways. Siver asked how many infractions that would be based on the number of campers. Kelly stated just one infraction for the homeowner would be issued. Siver asked about 4433 Port Austin Road and the traffic hazard. Kelly explained that there were RVs parked on M-25 in a potentially dangerous area. Kelly contacted the Huron County Sheriff and then the Michigan State Police who were dispatched to address the situation. Kelly was informed that the property owner will be sited if it happens again.

New Business

Mark Eidelson, Lake Townships Planning Consultant, will need approximately three (3) weeks to review PUD update from the Lavender Farm once received. Siver recommended to schedule next Planning Commission meeting Wednesday, October 15, 2025. Motion to approve by Collins seconded by Pryor. All in favor, Motion carried.

Siver stated that the feedback he received from people in the residential districts is that they don't want camping on vacant lots, and that is what seems to be the consensus in surrounding areas. The Planning Commission is to revisit the rule on campers and RVs on vacant properties as well as taking into account campers parked in driveways for a long time period. Consideration and discussion for next meeting.

Siver recommends putting something on the website with regards to permits that have been issued. Kelly indicated that camping on vacant property in Caseville has been a nightmare, they turn into little

campsites. They are banned to camp on vacant property. Kelly also indicated to think about zoning and the property values associated with that. Siver stated it's a disincentive to build. Kelly agreed.

Collins noted that our ordinances are not out of the ordinary and they don't go over and above if you look across the State at other zoning ordinance.

Siver suggests to possibly be more conforming with surrounding areas. Kelly indicated that enforcement in Lake Township has tightened up and if people continue to violate the ordinance's the Township has the tools to submit citations.

Pryor suggests the Planning Commission take another look at the R1 & R2 District in regards to Campers and RVs involved.

Supervisor (McCallum) indicted that the citation would be issued for each day that they do not comply so the property owner could end up with multiple tickets. Kelly stated that once the owner has been issued a citation it will then go to the magistrate to determine the cost of the fine.

McCallum stated that the fine schedule will be going to the board for review and possible update.

Public Comments

Jameson indicated that in his opinion no storage of trailers or campers should be allowed on the property. They are unsightly, it reduces the property value and believes it gives a feeling of a transient neighborhood. Most of the homes on the lake are well over half a million dollars. It's an important thing that the Township be protecting the property values. He believes no Campers or RVs should be on an undeveloped lot. On a developed lot one camper or one RV is allowed and limit the time it can be on there. It's all about protecting our community. We are not a commercial area, we are residential.

Linda, resident on Old Sand Rd, agrees with Mr. Jameson. She hears lots of gun fire, people roaming around everywhere, campers and RVs sitting in people's driveways all summer. She finds it very distracting to the neighborhood. She thinks Caseville's ordinance would be great for Lake Township.

Julie Mozden stated that the ordinance should be in the best interest for all the citizens, not just a select few. She disagrees with the Camper and RV time frame and feels people should be able to do what they want on their property.

Motion by Collins to adjourn, seconded by Pryor, All in favor, motion carried.

Meeting adjourned at 6:48 p.m.

Recording Secretary