

Lake Township Planning Commission
Regular Meeting September 27, 2017
Unapproved Minutes

The meeting was called to order by Chairman Jerry Pobanz @ 6:34.

The Pledge of Allegiance was recited.

Roll Call: Nicole Collins, Bob Siver, Jerry Pobanz, Clay Kelterborn and Randy Armstead all present.

Valerie McCallum, Tory Geilhart and Mark Eidelson were also in attendance. There were 2 guests.

Approval of August 30 & September 19 minutes: Motion made by Collins to accept both minutes, seconded by Siver. Motion passed.

Approval of agenda: Motion made by Pobanz to accept the agenda as is, seconded by Collins. Motion passed.

Public Comments:

Randy Zeilinger is a new resident to the area. He asked the PC members what they are going to be putting in the new ordinance about small animals because he has chickens and would like to move them here. Pobanz gave him a copy of section 20.13 Keeping of Animals as Accessory Residential Use to read over and then closed public comments.

Old Business: Review of Zoning Ordinance with Mark Eidelson/LANDPLAN

The meeting began with the review of the questions from the September 19, 2017 special meeting to review the revisions of Article 3 of the draft Zoning Ordinance. The PC members discussed how they wanted the M-25 Overlay District to be defined as the M-25 Corridor. Mark stated to the PC members that by doing this it would be creating another district besides R1 and R2. He suggested getting rid of the M-25 Overlay district and taking everything from the Sept. 6 memo and making it part of R1 district standards. Then apply the same standards to the south side of M-25. He also suggested using a boundary of 50 ft. from M-25 road right of way. The PC members agreed.

The next topic discussed was **side yard wall configuration**. Collins voiced that she was not opposed to blank walls, Siver agreed. Kelterborn thought 20 ft. x 18 ft. was a fairly large blank slate. The PC members had a short discussion on this and agreed that the 20 ft. horizontal and 18 ft. height was good.

There was a brief discussion on **heights of buildings in AG**. Kelterborn suggested a maximum height for buildings to be 75 ft. The PC members agreed.

The discussion continued with Sec. 20.6- A1 & 2. The PC members had questioned if these 2 standards conflict with each other. Eidelson said there should be clarification, but they do not conflict with each other. A-1 is minimum square foot area, and A-2 is minimum elevation dimensions. He suggested A-1 being revised to a minimum ground floor area of 720 sq. ft. and adding language in compliance with A-2. The PC members began discussing what should be considered part of the 720 sq. ft. Garages were

brought into the discussion and how much of the ground floor would have to be for a home if the ground floor was a garage. After a brief discussion the PC members agreed with 720 sq.ft minimum dwelling/total living space.

Tiny homes were next in discussion and it was decided to put tiny homes on the agenda for the next meeting.

R-2 – two family homes being a use by right? There was a brief discussion between the PC members and Eidelson. Collins suggested keeping two family homes a use by right but increasing the minimum lot size. Kelterborn suggested adding a provision prohibiting two family homes on non-conforming lots. The PC members agreed with two family homes being a use by right, with the increased minimum lot coverage and the provision preventing two family homes on non-conforming lots.

Discussion on the title “**Suburban**” Residential in R-2, after a short discussion the PC members decided to leave the name as R1 &R2 Residential.

There was a lengthy discussion on **R-1 waterfront setback**. Armstead brought up the fact that the ordinary high water mark and his platted lot line are not the same. The discussion continued with some residents on the lake front having platted lot lines and other residents having metes and bounds descriptions. After discussing this more the PC members decided that the R-1 waterfront setback would be 35’ from the ordinary high water mark and nothing shall be constructed beyond the legal lot line.

Kennels a use by right in AG? The PC members discussed and agreed that Kennels should be a special use in AG and RR only.

R-2 rear yard setback 20’- After a short discussion the PC members agreed with the R2 rear yard setback for new lots to be 20’.

Max Bldg. Height & Max Bldg. Coverage in R-1 &R-2- 35’ and 35%- McCallum asked if the max bldg. coverage includes all structures. Eidelson explained that the 35’ was for max bldg. height, and 35% was for max bldg. coverage. Eidelson stated that all other impervious surfaces will apply to lot coverage (40%).

Sec. 7.4 Airports- after a brief discussion the PC members agreed to delete the section out of the ordinance.

Sec. 7.15 Vehicle Repair shops- after a brief discussion the PC members agreed to delete the reference to M-25 out of the ordinance.

The PC members agreed that they were ok with **sec. 7.17 Junkyards** as a special use in the industrial district.

Sec. 7.24 Racetracks- A brief discussion took place and the PC members agreed that it should be a special use in the AG district.

Sec. 7.26 Extraction Operations- Eidelson explained that this is by special use approval in every district due to the Zoning Enabling Act, unless there are detrimental or unique serious consequences. PC members were ok with this section.

Sec. 7.27 Large Solar allowed in AG & RR- After a short discussion the PC members agreed that it should not be allowed in RR, only in AG.

Sec. 12.9 Sound Levels- There was concern that the sound level table would conflict with the wind energy system in article 7. A short discussion took place between the PC members and Eidelson and it was decided to delete sec.12.9 from the ordinance and use the general police power noise ordinance.

Sec. 20.7 C-2 – RV allowed for 30 days- The members had a brief discussion on this and agreed that what the current ordinance has (14 days) is what they would like to continue to use.

Motion to cancel the October 25 planning commission meeting made by Siver, seconded by Pobanz. Motion passed.

Public comments: Randy Zeilinger stated that after reading the ordinance for small animals he thought the 5,000 sq. ft. needed was a large area for chickens. Then he asked the PC when he could bring his chickens to his property. Pobanz told him the PC is still working on the new ordinance and it probably won't be finished until the spring of 2018. Kelterborn asked Zeilinger where he lived and suggested possibly requesting a variance.

Motion made by Kelterborn to adjourn the meeting, seconded by Collins. Motion passed.

Meeting adjourned @ 9:15 p.m.

Next meeting November 15, 2017 @ 6:30 p.m.

Minutes submitted by Kim Simpson