

**Lake Township, Huron County  
Planning Commission &  
Board of Trustees Special Meeting Minutes  
Wednesday, July 29, 2020**

*(Due to Covid-19 and Gov. Whitmer's Executive Orders this meeting was held via teleconference)*

The meeting was called to order at 7:00 PM. Planning Commission members present were Jerry Pobanz, Bob Siver, Tim Lalley, Nicole Collins, and Maryanne Williams. Board members present were Valerie McCallum, Jim Deming, Nicole Collins and Clay Kelterborn. Dale Hartsell was absent. There were two guests.

Motion by PC member Nicole Collins, second by Bob Siver to elect Valerie McCallum to chair the meeting. All ayes, motion carried.

Motion by Board member Clay Kelterborn, second by Jim Deming to approve Valerie McCallum as meeting chair. All ayes, motion carried.

*(This meeting and agenda is a continuation of a meeting held on July 22, 2020)*

**Correspondence:** Email dated June 24, 2020 re: Draft Zoning Ordinance along with the Landplan summary in regard to same.  
**Township Board minutes of December 2019 re: Draft Zoning Ordinance.**

**Old Business: Review of Landplan's summary dated June 18, 2020**

- **Item 34, Sect. 20.10(A)(1)b: Class 2 Home Occupation/Business-**Motion by Lalley, second by Collins to separate AG and RR in this section. Retain Part B of original language in regard to AG and add a Part C using attorney's recommendation in regard to RR. Roll call vote: Kelterborn, McCallum, Williams, Siver, Lalley, Collins, Pobanz, and Deming. All ayes, motion carried.
- **Item 35, Sect. 20.10(B)(1): Class 1 Home Occupation/Authorization-**Motion by Pobanz, second by Siver to use attorney's recommendation requiring a zoning permit at a nominal fee for a home occupation. Roll call vote: Kelterborn, Siver, Lalley, McCallum and Pobanz-Aye. Deming, Collins and Williams-Nay. Five ayes, three nays, motion carried.

- **Item 36, Sect. 20.11: Setback Exceptions for Residential Outdoor Living Areas**-Motion by Deming, second by Kelterborn to use attorney's recommendation to exclude lakefront lots from this exception. Roll call vote: McCallum, Kelterborn, Collins, Lalley, Siver, Williams and Deming-Aye. Pobanz-Nay. Seven ayes, one nay, motion carried.
- **Item 37, Sect. 20.13(D)(1)(b)(e): Keeping of Small Livestock (subs. (b))/Chickens (subs. (e))**-Motion by Pobanz, second by Lalley to retain original language in regard to subs. b and e. Roll call vote: Pobanz, Collins, Lalley, Siver, Williams, McCallum and Deming-Aye. Kelterborn-Nay. Seven ayes, one nay, motion carried.
- **Item 45, Sect. 20.29: Lot Width; Frontage**-Motion by Kelterborn, second by Siver to use attorney's recommendation as written for items A-E. Roll call vote: Williams, Collins, McCallum, Kelterborn, Pobanz, Siver, Lalley and Deming. All ayes, motion carried.
- **Item 52, Sect. 20.36: Certain Large Scale Residential Developments**-Motion by Collins, second by Pobanz to retain original language regarding this section. Roll call vote: Deming, Collins, Pobanz, Kelterborn, Williams, Lalley, Siver and McCallum. All ayes, motion carried.
- **Item 54, Sect. 20.39: Railings on Retaining Walls and Similar Structures & Item 55, Sect. 20.40: Certain Retaining Walls and Earth Buildups Shall Constitute Structures**-Motion by Kelterborn, Second by Collins to use attorney's recommendation for these items but correct B/S wording as to the approving body being the Township Board, not the Planning Commission per Eidelson's note. Roll call vote: McCallum, Collins, Williams, Lalley, Siver, Pobanz, Kelterborn and Deming. All ayes, motion carried.

#### **Township Board Concerns from December 2019**

- **Zoning Clarification in Section 13:** The zoning map shows three (3) adjacent parcels on Oak Beach Road as zoned commercial. One of the properties is shown as part being in the commercial district and the other part in residential. According to Mark Eidelson, this is not recommended. Motion by Collins, second by Pobanz to adjust the zoning map to reflect only Parcel Nos: 13-013-159-00 and 13-013-159-10 as commercially zoned. Roll call vote: Collins, Kelterborn, Lalley, Siver, Williams, McCallum, Deming and Pobanz. All ayes, motion carried.
- **Land Use Permits for Driveways:** The members discussed the idea of requiring a Land Use Permit to be obtained in order to prevent a possible problem of encroachment when a driveway is being installed. Motion by Collins, second by Pobanz to require a

Land Use Permit for driveways and to remove “and driveways” from 2.2C3. Roll call vote: Collins, Pobanz, McCallum, Kelterborn, Siver, Williams, Lalley, and Deming. All ayes, motion carried.

**New Business:** None

**Public Comments:** None

Kelterborn asked that the PC revisit the issue of accessory buildings with regard to number and size at their next meeting. It was suggested that the PC set a date for a Public Hearing regarding the Draft Zoning Ordinance at their regular August meeting.

There being no further business, motion by Pobanz, second by Siver to adjourn. All ayes, motion carried. Meeting adjourned at 9:19 PM.

Minutes prepared by:

Maryanne Williams, Deputy Clerk