

**Lake Township Planning Commission  
Public Hearing & Regular Meeting  
March 13, 2024  
4988 W. Kinde Rd, Caseville MI 48275**

**Unapproved Minutes**

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

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

Supervisor Valerie McCallum present as well; there were no guests virtually.

**Approval of Agenda:** Motion made by Hoffman to approve the Agenda, seconded by Quinn. All ayes – passed.

**Approval of Minutes:** Motion made by Collins to approve the December 13, 2023 Minutes, seconded by Hoffman. All ayes – passed.

**Correspondence:**

- Zoning Permit Report for January 2024 – no comments.
- Monthly Permit Report for January 2024 – no comments.

**New Business:**

**Draft Solar Ordinance** – Siver advised that since the last meeting, the State Legislature and Governor have taken away the ability for local government to create its own more restrictive alternate energy ordinances. Siver advised a petition is being circulated around the State to put the issue on the ballot in the next election. Siver stated the drafting of the solar ordinance is in a state of flux; the PC may create an ordinance that might amount to nothing or the PC may be further ahead if it is put back in the hands of local government to draft its own ordinances. Siver stated the PC should start working on its own solar ordinance in the event the issue is put back in the hands of local government. Collins agreed.

Siver asked where the township is at regarding the local petition being circulated regarding the township’s decision to ban short-term rentals. McCallum advised that the petition did not meet the requirements; a lawsuit has been filed and a hearing on a motion has been set for April 9, 2024.

**Recording Secretary** – Siver advised the PC is still looking to fill the position and asked that the PC members if they know of anyone to fill the position. Quinn asked if the position is posted anywhere; Siver requested that the position to be placed on the township’s website.

## **Election of chair, vice chair and secretary for April 2024 – March 2025 –**

**Chair** - motion by Collins to nominate Siver as Chair, seconded by Quinn. All ayes – motion passed.

**Vice Chair** – motion by Siver to nominate Quinn as Vice Chair, seconded by Hoffman. All ayes – motion passed.

**Secretary** – motion by Collins to nominate Hoffman as Secretary, seconded by Quinn. All ayes – motion passed.

### **Old Business:**

**Zoning ordinance amendments** – Siver explained to Pryor that the PC adopted the Zoning Ordinance in 2020 and as things arise, variances go to the Zoning Board of Appeals e.g., things could possibly be improved and the PC is discussing a series of amendments to the Zoning Ordinance.

**Continuation of Zoning Ordinance Amendment issues as per Mark Eidelson's correspondence of January 20, 2023** – Hoffman advised that the PC has had lengthy discussions on item #6, **Increase flexibility to allow applicants to build on existing “nonconforming footprints,” such as enabling the erection of a second story on an existing nonconforming dwelling (setback encroachment), with appropriate restrictions to minimize impacts on neighboring lots.** Hoffman stated that Collins was going to gather information on lot sizes to help the PC look at the issue. Collins advised her preliminary review of lot size shows 32% of the approximate 282 lake side parcels in R1 would conform to the current standards of lot development. Collins advised there are approximately 67 parcels in Section 13 in R1 roadside; of those, 9% would comply with current standards. Collins advised R2 is close to the 32%. Hoffman states the information gives an overview of what the PC is looking at. Hoffman stated that this issue came up from the Zoning Administrator who had discussions with the Board due to some of the problems he was encountering with some of the Zoning Ordinances and looking for some solutions; the Board advised the Zoning Administrator that he should work with the PC on. The PC started to discuss some of the issues with regard to whether the Zoning Ordinance should remain as is, should be loosened or tightened. Hoffman stated the PC made some changes in the first 5 items listed in the January 20, 2023 correspondence that gives more leeway and clarity but has been hung up on item #6. Siver stated that there isn't a flood of variance requests and possibly what appeared to be an issue was simply a matter of education. Hoffman stated there may be a need for some adjustments. Siver and Hoffman stated they would like to have the Zoning Administrator weigh in on the discussion to determine the need for an adjustment to the ordinance.

Siver referred to item #8, **Allow firewood sales in R-1 and R-2 Districts as a use permitted by right (currently classified as special land use) in recognition that recreational camping is a major industry in this area and neighboring townships have not experienced problems when firewood sales are treated by right.** Siver asked that a joint meeting with the Board take place to resolve this issue; the joint meeting is set for April 15, 2024 at 6:00 p.m.

Siver referred to item #9, **Do away with required permits for garage sales and portable toilets on the basis that standards would still be in place that regular these occurrences, the short-term nature of these occurrences, and the administrative burden the permit requirement creates.** This issue has been addressed; no action needed by the PC.

Siver referred to item #10. **Revise the Boat Hoist Ordinance as a simple “Abandonment Ordinance” because regulating every boat hoist in the Township is not administratively practical and having a simple Abandonment Ordinance would enable the township to tag and remove abandoned hoists (which account for most boat hoist complaints).** This issue has been addressed; no action needed by the PC.

**Public Comments:** None

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

Meeting adjourned at 7:47 p.m.

Next meeting Wednesday, May 8, 2024 at 6:00 p.m.

Submitted by Lisa Clinton