

**Lake Township Planning Commission
Wednesday July 9, 2025
4988 W. Kinde Rd, Caseville Michigan 48725**

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

Roll Call: Nicole Collins, Keith Hoffman, Tim Quinn, Matt Pryor, Robert Siver.

Five (5) virtual guests and five (5) in-person guests.

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

Approval of Minutes: Motion by Collins to approve May 14, 2025 Minutes, seconded by Pryor. All in favor, motion carried.

New Business:

Campers/RV's: The *Application For Temporary Use Permit* required for Campers/Trailers states the dates of use is "Limited to 14 consecutive days per 4 month period", however, Section 20.7.C.2 of the Zoning Ordinance states, "The recreational vehicle shall not be located on the lot for more than fourteen (14) days during any four (4) consecutive calendar months." Terry Kelly (Building and Zoning Administrator) asked for clarification from the Township and stated he prefers 14 days consecutive days as this would provide better tracking and control for the Township. Terry indicated that the 14 consecutive days that Caseville and Caseville Township use seems to work quite well. Hoffman suggested flexibility such as 7 days, 3 days 4 days using the 14 days in that manner. Quinn asked if this issue is really a problem; has the Township received a lot of complaints.

Val McCallum (Supervisor) indicated that she receives a lot of complaints. People are using their vacant lots and the neighbors are complaining as to how often they are camping on them. Some of the neighbors feel uncomfortable with people walking through their property and they don't know who they are.

Siver stated based on his experience people will complain yet they do not want to go on the record, which then the Township is unable to document the complaints. Siver agreed that splitting days up would work to give the flexibility and better control for tracking purposes. Hoffman agrees the 14 days with advanced dates, when possible, would be helpful for tracking. Pryor agrees that having scheduled dates for permits would be ideal. Siver will work on the new language for the temporary dwelling permit. Quinn understands their needs to be limits yet he feels 14 days is too restrictive. Kelly indicated that it used to be camping chaos in Caseville and Caseville Township until the 14 consecutive day permit ruling went into effect. Quinn suggested allowing any mix of the 14 days with a minimum of a two (2) day stay since most people come up to use their property on the weekends. Hoffman pointed out that times have changed from when people use to take one-to-two-week vacation at a time. All agreed that 14 days with a

minimum of a 2-day stay would fit best. Hoffman suggested that the permit be modified to clearly indicate what dates would be utilized to make monitoring the process easier. Siver to reword procedures for Temporary Dwelling on Vacant Lot under section 20.7 (C).

80% Rule: Siver received clarification on the 80% rule of the Zoning Ordinance, it was determined that the side property line would only have to be 20' (which was the same as the 80% rule), but this only applies to corner lots with two 25' setback requirements. All PC members agreed that the 80% rule was well thought out and to keep things as they stand with what is in place with the Zoning Ordinance.

Old Business:

Planning Consultant: Siver indicated that the Township was looking for a planning consultant and asked the PC members if they prefer to work with a smaller group or a larger corporation. Siver stated he likes the small group vs the large group yet the Board must decide. Hoffman suggests multistate and larger group with a good product; he believes a smaller group can limit you as far as resources. Siver is going to contact Carlisle Wortman & Associates Company to explore their planning services.

Rules for Public Participation: After discussion, item #10 of the Rules for Public Participation was changed to "Correspondence should be received no later than three (3) days prior to a meeting..." instead of seven (7) days. Motion by Collins to approve the Rules for Public Participation with the change, seconded by Quinn. All in favor, motion carried.

Public Comments:

Randy Armstead-(Whippoorwill Haven) indicated he brought up the 80% rule issue at the last meeting and asked why the PC made no change to the ordinance. Siver advised that it was agreed upon to keep fairness to other property owners in order to keep Zoning Ordinance as is.

Julie Mozden suggested that the PC provide a brief explanation when it comes to what is on the agenda during a meeting as it is unclear at times as to what is being discussed; an explanation would help to provide a better understanding to the public during our meetings. Julie also stated that if someone is trespassing on your property that law enforcement should be made aware of the situation.

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

Meeting adjourned at 6:55 p.m.

Recording Secretary

JoAnna Watts