

Lake Township Planning Commission
Tuesday, December 16, 2025
4988 W. Kinde Rd, Caseville Michigan 48725
Unapproved Minutes

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

Roll Call: Tim Quinn, Matt Pryor, Robert Siver, Nicole Collins, Keith Hoffman
Approximately nine (9) virtual guests and (6) in-person guests.

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

Approval of Minutes: Motion by Collins to approve the minutes of the November 12, 2025 meeting, seconded by Pryor. All in favor, motion carried.

Correspondence: Reviewed

Hoffman requested that the PC members receive information packet at least the weekend before the next scheduled meeting.

New Business:

Carlisle / Wortman Associates - Siver invited Carlisle / Wortman Associates to the Planning Commission meeting as the PC is searching for a new planner. A representative from Carlisle/Wortman Associates did not show for meeting so Siver will get in contact with them to reschedule.

Side Yard Setbacks on Corner Lots (Table 3-4 Section 6A) - On 11/17/25 the Zoning Board of Appeals had a request by the petitioners regarding a corner lot and the setbacks; there are two (2) setbacks that must be met and the ordinance requires a 25-foot setback on both. Since the petitioners do not meet the setbacks, a variance was requested. Table-3-4 states that the most that can be granted is 20 feet; the ZBA members granted the petitioners the 18' setback requested. There was one PC member who was opposed to approving the variance; he had reservations about granting the variance but his correspondence was not read at the ZBA meeting because the ZBA never received the letter. Hoffman advised it will be read at the next ZBA.

ZBA recommended to the Planning Commission to review corner lot setbacks and possibly making adjustments to the ordinance. The PC will have discussion regarding this issue and will make a determination about making the ordinance change.

Quinn has reservations on the approval of the setbacks and was not happy with the approval to the variance. Collins stated that it was less than the front setback yet a little more leeway. If one

corner was considered a side yard as opposed to both of them being on the roads, that is why more leniency. Hoffman stated that restricted topography on the lakeside was adjusted to a handful of ordinances to open it up to make it easier to build.

Quinn stated looking at the variance request that the ZBA approved, they are actually placing the new home with the shorter side to the front facing M-25; every other house is facing M-25 with its wider side. The property documentation was rather sparse and Quinn had a lot of questions that were not answered and is concerned that others will be allowed to turn their house sideways to make it fit. Hoffman indicated that the home was 24' x 50' the width of the home required the variance.

Collins pointed out if we are going to allow people that are on the lake to go 18 feet off M-25 why wouldn't it be allowed in this situation. Pryor agrees with Collins. Collins noted that the lots along the lake are not very deep and so that is why 18 feet was established. Hoffman indicated that depth was not the issue in this case it was the width only being 50 feet and having to conform to the setbacks. The lakeside has many non-conforming lots. Quinn stated that the home that was there was a beautiful Franklin Lloyd Wright design and doesn't understand why they would destroy to rebuild.

Siver stated that going forward other people are going to have the same issue on these corner lots, so recommended an amendment to the ordinance to change the setback from 20 feet to 18 feet with a public hearing to follow. Motion by Collins to recommend an amendment to the ordinance to change the setback from 20 feet to 18 feet, seconded by Hoffman. Four (4) ayes, 1 nay, motion carried.

Recreation Plan - McCallum indicated that we need to update our Recreation Plan to be able to be in the position to apply for grants. The property across the street from where the new property that the township purchased is for sale; there is the potential for grant monies to acquire land for public access to the water. McCallum stated Alabaster Township received a grant for 144 acres at no cost to their township. The Recreation Plan needs to i.e.: walking trails, bike trails with being able to use state land and it will require public input. We can draft the plan in house; the planning commission has to take the public input and then hold a public hearing. The draft plan has to be ready for 30 days than you can hold a public hearing. It then goes to Lansing for approval. There are timelines for this and doesn't think we can meet this upcoming cycle but, would really like us to pursue it, just in case there is something she hasn't come across yet that we can do.

Hoffman questioned who will be writing the grants McCallum indicated she has written grants in the past and with a combined effort with the administrative assistant the task could be accomplished. Siver asked what is required of the PC and McCallum stated to get public input for the 5-year plan; what would the public and PC like to see in the township.

Siver suggested using the website as Collins agreed would be a good idea. Hoffman indicated that if we want this to happen it needs to be done quickly. Motion by Collins to begin working on updating the Recreation Plan, seconded by Pryor, All in favor. Motion carried.

Temporary Dwellings - Siver informed PC of changes that he made to Section 20.7 Temporary Dwellings. Hoffman indicated he does not have a major concern with the changes. Collins also stated no concerns. Siver stated that he changed section C more so than Section D. Siver doesn't believe it should be a problem for the township's Building & Zoning Administrator since it has pointed out in the past how he could keep track based on our programs and computer system. Siver indicated that it might need to be run past Mark and Cliff prior to making the change to the ordinance. Hoffman questioned why and Siver replied just in case there are any landmines that the committee cannot see. Quinn stated that the person who will be managing the ordinance should be involved; Collins agreed that it should be looked at by Kelly since he will be the one providing the information and managing this. Siver will forward to Kelly to provide feedback on this issue. Motion by Collins to forward to Kelly to get his input on the change, seconded by Quinn. All in Favor, Motion carried.

Driftwood Lavender Farm - Siver indicated that he highlighted some of the ordinances that he feels are going to be relevant when the PC provides its final consideration and wanted to make them available to Driftwood prior to the determination. Section 4, 14.4 and 15.6.

Public Comments:

Mark Anderson of Driftwood Lavender indicated that they are still working with their attorney and is aware of its lengthiness and that Tank Surveying is also providing updated drawings that are required. He stated that there is one person that continually makes claims against Driftwood Lavender. Anderson provided the committee with written information on the person who had made the complaint.

Alicia Tatham of Driftwood Lavender stated the township needs to put energy in the Recreation Plan and request feedback from the community.

Julie Mozden asked if the Recreation Plan is available to look at on our website and suggested using survey monkey to get information from the citizens of the township on what they would like to see in the Recreation Plan. Mozden inquired about the number of lots that are for sale on the lakeside and asked if there is an analysis available to the public on the narrow lots; inquired on why the Building & Zoning Administrator does not attend PC; if we were to send the temporary dwelling to Mark and or Cliff, what does that cost the Township and is it really needed.

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

Meeting adjourned at 6:49 p.m.

Recording Secretary/jw