

LAKE TOWNSHIP PLANNING COMMISSION

Unapproved Minutes
Wednesday, March 22, 2006

This meeting of the Lake Township Planning Commission was called to order at 4:20 PM by Acting Chairman Gerry Geppert. Also present were planning commission members McCallum, Ehrlich and Lalley along with Supervisor Kelterborn, Zoning Administrator Russell and Michael Canteberry of Land Design Collaborative. Chairman Lou Colletta absent.

Geppert suspended the regular order of business in order to allow Mr. Canteberry to present his proposal for services to the planning commission.

Mr. Canteberry explained that he begin his work by reviewing and analyzing the existing ordinances as they relate to the M-25 corridor and their impact on protecting the lake view as well as doing a visual impact analysis. It is his proposal to use a written and graphic approach. He stated he will provide visual presentations for public hearings on the zoning ordinance as well as provide appropriate zoning language for view shed protection. He suggested that one additional meeting be held with himself and the planning commission and will send a revised proposal to include the extra meeting.

(Zoning Administrator Russell left the meeting at 5:45 P.M.)

Mr. Canteberry offered some examples of previous work done by his company for Mason, Michigan. He also indicated he has past experience serving on his local planning commission. Following his presentation, Mr. Canteberry left the meeting at 6:00 P.M.

Motion by McCallum to work with Mr. Canteberry pending the 2006-07 budget approval, seconded by Geppert. Motion carried.

Motion by Lalley to approve the minutes of February 22, 2006, seconded by Ehrlich. Motion carried.

2006-07 meeting schedule to be the 4th Wednesday of the month except for November and December. The November meeting will be held on the 29th and no meeting in December. Motion by Ehrlich to approve this schedule, seconded by Geppert. Motion carried.

Site Plan Review:

1. **6599 Sylva Beach Road** – Resubmittal by Charles and Jeanne Henry for partial reconstruction of existing dwelling. Architect's plot plan is incomplete due to setback distances not being shown. Hand drawn site plan

reflects a 25.4' setback from the road to the existing dwelling but does not indicate whether it is from the foundation or overhang. Height elevation is also not shown.

2. **5097 Port Austin Road** – Submitted by Terry Miller. Addition on back of house. Addition is over existing septic tank. Approval recommended as long as applicant obtains required Health Department permit for septic system.

Discussion on Interim Ordinance deadline and Coastal Zone grant. An extension of the shoreline overlay project through Coastal Zone is possible until September 30th. Motion by Geppert to request a six-month extension of the Interim Zoning Ordinance to allow for completion of the shoreline overlay project and public hearings to be held in August and September, seconded by Lalley. Motion carried.

David Battane asked that he be allowed to address the planning commission. He requested that the minutes of February 20, 2006 be amended to include the following:

Page 1, Paragraph 3, Sentence 2 - a benchmark survey at a cost of \$600.00 and a soil erosion permit for \$86.00.

Page 1, Paragraph 3, Sentence 3 – Richard Kelterborn, who is the Uncle of Clay Kelterborn, Supervisor.

Mr. Battane stated that prior to leaving the February 20, 2006 meeting he had asked whether Kelterborn or Russell had any comments. No comments were made and he left. Mr. Battane stated that he feels it was unethical of the planning commission to allow Kelterborn to comment after he had left the meeting.

Mr. Battane requested that additional statements as prepared and attached to a letter addressed to Chairman Colletta also be included in the minutes. Mr. Battane read the comments for the record as well as the letter to Chairman Colletta.

Chairman Geppert indicated that his comments are noted.

(Zoning Administrator Russell returned at 7:10 P.M.)

Chris Michaels had questions on boat hoists and whether any permits other than a soil erosion were necessary for replacing an existing cement retaining wall with landscape boulders and leveling his yard. Russell stated that as long as the wall is less than four feet in height, a site plan is not required.

Kelterborn asked Mr. Russell whether he had given Mr. Battane verbal approval to install a deck. Russell stated that he told Mr. Battane there should be no problem, and to stop in at the hall to obtain a site plan application.

Mr. Battane stated that he has no problem with Arnie Russell, his problem is that he had to obtain a survey at a cost of \$600.00 when other property owners did not. Lalley stated that he shouldn't have received approval to build his deck if he wasn't willing to work with the Zoning Administrator.

Motion by Geppert to adjourn, seconded by Ehrlich. Meeting adjourned at 7:30 P.M.

Valerie McCallum, Secretary