

Lake Township Joint Meeting of the Planning Commission and Zoning Board of Appeals
Meeting Minutes
January 9, 2020

The Lake Township Planning Commission and Zoning Board of Appeals held a regular scheduled meeting on Thursday, January 9, 2020 at 6:30 p.m. This meeting was held at the Lake Township Hall located at 5153 Scenic Highway, Honor, MI 49640.

Dodge called the meeting to order at 6:33 p.m.

Members Present:

Planning Commission: Jim Dodge, Andra Bouck, Jackie Randall, John Rothhaar

Zoning Board of Appeals: Joanne Tarkington, Jim Dodge, Sally Casey

Members Absent:

Planning Commission: Bob Riddell

Others Present: Madeline Bitzan-Powell, Recording Secretary; Bob Blank, Zoning Administrator

Members of the Public: John Randall

PUBLIC INPUT:

John Randall requested that the dark sky ordinance be addressed, noting bright lights believed to be in violation of the ordinance. Dodge stated it is possible that those with the bright lights may have been grandfathered in at the time the ordinance was put into effect. Tarkington questioned at what point in time a grandfathered approval may be revoked and the legality of such revocation. Dodge suggested that the dark sky portion ordinance be amended to include a write-in which may address property owner attrition and ownership changes for a specified period of time. This matter will be addressed in detail at future workshops involving the Master Plan.

CORRESPONDENCE:

None.

OLD BUSINESS:

1) **September 12, 2019 Planning Commission Meeting Minutes:** Approved with minor grammatical corrections.

a. **Motion** by J. Randall, seconded by Bouck. Motion carried. Ayes: All.

2) **June 20, 2019 Planning Commission Meeting Minutes:** Approved with minor grammatical corrections.

a. **Motion** by Rothhaar, seconded by J. Randall. Motion carried. Ayes: All.

NEW BUSINESS:

1) Establish Meeting Schedule for 2020

A. Second Thursday of each month

- (1) April 9, 2020 (Organizational Meeting)
- (2) June 11, 2020*
- (3) September 10, 2020*
- (4) January 14, 2021*

*Tentative meeting dates will be discussed further at the April 9, 2020 Organizational Meeting.

2) Establish Plan and Goals for 5-year review of Master Plan.

A. Determine sub-committee for Master plan review, plan, and goals:

- (1) Dodge stated the concept is to form a sub-committee to organize workshop agendas. Rothhaar to oversee the process.
- (2) Planning Commission members to review the current Master Plan and identify specific topics of concern.
- (3) Workshops to review specific topics to be held. Dates to be determined.
- (4) Goal of workshops is to review each section of the Master Plan for relevancy and currency.
 - (a) Example, public sewer system on the Deadstream corridor.

B. Suggested future workshop topics discussed:

- (1) Dark sky/lighting ordinance;
- (2) Fireworks;
- (3) Short-term Rentals;
- (4) Marijuana;
- (5) Nuisance Ordinance

C. Zoning topics:

- (1) Blank to compile a package of recommendations of matters for further consideration and review.
 - (a) Example, Deadstream is currently a commercial resort. Should this be designated as a lakeshore resort to eliminate future potential commercial development on the lakeshore?
 - (b) Abandonment

D. Workshops:

- (1) Notification.
 - (a) Required to publicly notify other Townships of Master Plan review.
 - (b) Published notice of workshops is not required; although they are open to the public.

(c) Interest groups may be invited to attend topics of specific concern.

(d) A public meeting is required to be held at the conclusion of the Master Plan review.

(2)Organizational Workshop Date:

(a)Tuesday, February 4, 2020 at 6:30 p.m.

OTHER ZONING MATTERS:

1) Nuisance Ordinance:

A. Blank reports nuisance ordinance is being worked on due to more complaints of used building materials and garbage being left in yards. The objective is to have property owners maintain and keep their property looking good.

2) Enforcement of Ordinances:

A. It is the position of the current Zoning Board of Appeals that the ordinances will be and shall be enforced, unless true hardship is proven.

PUBLIC INPUT:

1) High Water Levels and Septic Systems:

A. John Randall raised concerns over the high water levels and the possible flooding and leaking of septic systems around Platte Lake. He suggested a sewer system with a pumping station be considered as possible joint project between Benzonia and Lake Townships, as well as the Village of Honor.

Discussion was had regarding possibly utilizing the septic leak detection equipment on Platte Lake in the future.

2) Dockage Ordinance:

A. Mr. Randall suggested possible elimination of the current ordinance that limits the number of dockages beside a dock. Currently, two hoists are permitted on one dock. This matter will be discussed further when the Master Plan is reviewed.

ADJOURNMENT:

Motion by Tarkington, seconded by J. Randall to adjourn the meeting at 7:50 p.m.

Motion carried: Ayes: All

Respectfully submitted,

/s/Madeline M. Bitzan-Powell

Recording Secretary

1/17/2020

Approved: 06.11.2020