

**Lake Township Joint Meeting of the Planning Commission
Meeting Minutes
June 11, 2020**

The Lake Township Planning Commission held a regular scheduled meeting on Thursday, June 11, 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 6:30 p.m.

Members Present:

Jim Dodge, Andra Bouck, Jackie Randall, John Rothhaar

Members Absent:

None.

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

Members of the Public: John Randall, Mark Janeczko

PUBLIC INPUT:

Mr. Mark Janeczko introduced himself and advised that he was interested in serving on the Lake Township Planning Commission. Mr. Bob Riddell resigned from his position on the Planning Commission, creating a vacancy.

MEETING MINUTES:

1) **January 9, 2020 Joint Planning Commission Meeting and Zoning Board of Appeals Minutes:** Approved.

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

2) **Election of Officers:**

A. Nominations:

1. Chairman, Jim Dodge

Motion by J. Randall, seconded by A. Bouck.

2. Co-Chairman, John Rothhaar

Motion by A. Bouck, seconded by J. Dodge.

3. Secretary, Andra Bouck

Motion by J. Randall, seconded J. Dodge

Motions carried. Ayes: All.

CORRESPONDENCE:

1) **June 8, 2020 E:mail from Figura Law.**

A. *Ansell v. Delta County Planning Commission*

1. A ruling by the Michigan Court of Appeals decided that party appealing a conditional use permit decision by a planning commission had to have the same “aggrieved person” standing for an appeal from a Zoning Board of Appeals (ZBA) decision. In summary, an individual that was not impacted by a decision of the ZBA made an argument against the decision. The Court has determined that the individual had no standing to make such an argument.

OLD BUSINESS:

1) Review of Master Plan Workshops:

A. Due to COVID 19 related concerns and the unknown foreseeable future, it was agreed that it is not practical to schedule multiple workshops for future dates at this time. J. Dodge suggested that it may be prudent to delay further scheduling of workshops until next year, so that public input may be more likely to be presented.

2) Regular Planning Commission Meeting Dates:

A. Tentative Schedule Previously Established:

- 1) April 9, 2020 (Cancelled due to Covid19)
- 2) June 11, 2020
- 3) September 10, 2020
- ** November 12, 2020 (“make-up”)
- 4) January 14, 2021

B. Four meetings are required to be held in a one-year period. **Make-up meeting is scheduled to be held November 12, 2020.

NEW BUSINESS:

1) Proposed Nuisance Ordinance:

A. The Proposed Nuisance Ordinance was circulated among the Planning Commission for review. J. Rothhaar also circulated a “summary” of the Proposed Nuisance Ordinance in which he noted some overlap of language. Rothhaar’s primary concern was ambiguity or inconsistencies that may give individuals an excuse for non-compliance. The Proposed Nuisance Ordinance will be enforceable by police and will technically be a non-zoning ordinance.

Blank explained that the Proposed Nuisance Ordinance is necessary to cover specific issues not covered in the current Junk Ordinance. The nuisance ordinance was modeled after Almira and Pleasanton Townships' ordinances.

J. Dodge suggested combining the Nuisance Ordinance and Junk Ordinance and including portions which address specific different issues. J. Rothhaar will review and compare the Proposed Nuisance Ordinance and the existing Junk Ordinance for overlapping language and/or inconsistencies. J. Rothhaar will prepare his recommendations and provide the Planning Commission with his report at the September 10th meeting.

B. Exotic Animals

J. Rothhaar noted that one area of the Proposed Nuisance Ordinance lists exotic animals as a nuisance but does not clearly define or list animals that are considered to be exotic.

OTHER ZONING MATTERS:

1) Proposed Fee Schedule:

A. Blank circulated a Proposed Fee Schedule that increases fees for permits, etc. Lake Township's Fee Schedule has not been revised since 2013. Fees were adjusted to be comparable with Crystal Lake and Benzonia Townships.

The members of the Planning Commission reviewed the Proposed Fee Schedule and had no objections. The Proposed Fee Schedule will be forwarded to the Lake Township Board for vote and resolution.

PUBLIC INPUT:

1) While reviewing the "Proposed Nuisance Ordinance", Mr. J. Randall noted a section addressing light encroachment (Paragraph J). He asked if this section of the Proposed Nuisance Ordinance would be enforceable on existing lights which violate the dark sky section of the zoning ordinance, citing excessively bright lights on Big Platte Lake. Blank explained that the proposed ordinance will be enforceable on both new and existing lights.

ADJOURNMENT:

Motion by J. Randall, seconded by A. Bouck to adjourn the meeting at 7:24 p.m.
Motion carried: Ayes: All

Respectfully submitted,

/s/Madeline M. Bitzan-Powell
Recording Secretary
6/18/2020