

**Lake Township Joint Meeting of the Planning Commission
Meeting Minutes
September 10, 2020**

The Lake Township Planning Commission held a regular scheduled meeting on Thursday, September 10, 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, Mark Janeczko

Members Absent:

None.

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

Members of the Public: None.

PUBLIC INPUT:

None.

MEETING MINUTES:

1) **June 11, 2020 Joint Planning Commission Meeting:** Approved, with clerical edit.

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

CORRESPONDENCE:

None.

NEW BUSINESS:

1) **Letter of Resignation.**

J. Dodge, Chairperson, advised that he has prepared a letter of resignation as Chairperson to be submitted to the Board, as he is unable to give the attention to the position that he feels is necessary. The Chairperson position is decided by the members of the Planning Commission and not the Board, therefore, J. Dodge inquired if any member of the current Planning Commission is interested in assuming the Chairperson position. J. Dodge suggested that J. Rothhaar would be an excellent candidate to assume the Chairperson position, although as a current Trustee, J. Rothhaar is unable to assume the position until his Trustee term ends in October. It was decided that J. Dodge will hold his letter of resignation until a later date in the

Fall, as no other member of the Planning Commission expressed interest in assuming the position of Chairperson.

OLD BUSINESS:

1) Review of Master Plan Workshops:

A. Proceed or Delay Intensive Review.

Discussion was had as to whether to proceed with or delay intensive review of the Master Plan until next year so that it may be more likely to obtain public comment and input from outside interest groups. J. Dodge suggested that a “housekeeping” approach to the review continue, addressing obvious inaccuracies, such as the listing of specific schools and organizations, which no longer exist. This approach satisfies the required 5-year review of the Master Plan and but does not prevent revisiting the Master Plan in the coming year(s) and making more significant changes.

J. Rothhaar agrees with this approach of implementing minimal, clerical changes at this time. Additionally, J. Rothhaar suggests that it may be prudent to delay further intensive review of the Master Plan until the current census data is made available, in approximately 18 months.

B. Suggested Significant Topics to be Addressed in the Future

- 1) Broad-band (J. Rothhaar)
- 2) Short-term rentals (J. Rothhaar)
- 3) Marijuana (J. Rothhaar)
- 4) Goals and Objective, revised to those actually feasible and attainable (J. Dodge)
- 5) Solar Panels (A. Bouck)
- 6) Road Improvement Schedule (B. Blank)

J. Dodge will address the feasibility of the manual updating of obvious clerical edits with the Lake Township Supervisor, Anna Grobe, with the understanding that after acceptance and adoption of the “newly approved” Master Plan, intensive review will be on-going. If updating of the current Master Plan with clerical edits will be too labor intensive, J. Dodge suggested that those edits be held until all edits and additions are completed in the future and that the current Master Plan be approved “as is”.

Clerical edits will be discussed and reviewed at the November 12, 2020 Planning Commission meeting.

2) Proposed Nuisance Ordinance:

J. Dodge noted a clerical and/or word processing discrepancy in Draft 2, Aug. 2020, under Section 3 – Definitions, paragraphs E. through J., which appeared to have been deleted. It was determined the paragraphs were not deleted but simply mislabeled.

J. Rothhaar provided all members his notes pertaining to the review of the Proposed Nuisance Ordinance and the current Junk Ordinance for overlapping language and/or inconsistencies. The submitted draft, Draft 2 (Aug 2020), makes no effort to combine the ordinances.

Draft 2 was reconciled by J. Rothhaar to include the addition of a provision to the definitions of “junk” in the nuisance ordinance that references the Junk Ordinance definition; and, stating that person may comply with the Junk Ordinance and still violate the Nuisance Ordinance. The intent to was to clarify that the Nuisance Ordinance is a broader regulation and is applicable to more situations.

Draft 2 also eliminates the definitions and makes no provisions for animal related nuisances. It was briefly discussed and determined that animal related nuisances are better left to the Benzie County Animal Control officer for enforcement.

B. Blank advised that he would like to add a paragraph to the nuisance based upon recent events. Individual(s) are pulling boats up on shore at common easement access points on private property. Currently, there is no ordinance that addresses such a nuisance. Therefore, B. Blank proposes the following paragraph be added to the Nuisance Ordinance:

“No docks, dockages, boats, paddle boards or kayaks can be stored or left unattended at stub roads ends, public access, access walkways or common platted accesses.”

The Planning Commission decided in favor of submitting Draft 2 of the Nuisance Ordinance, with clerical amendments and the inclusion of the proposed language above, to the Board for a vote at their next meeting.

B. Blank noted numerous clerical amendments, corrections and omissions that he is currently flagging in the ordinances for correction at a later date.

OTHER ZONING MATTERS:

None.

PUBLIC INPUT:

None.

ADJOURNMENT:

Motion by J. Randall, seconded by J. Rothhaar to adjourn the meeting at 7:15 p.m.

Motion carried: Ayes: All

Respectfully submitted,

/s/Madeline M. Bitzan-Powell

Recording Secretary

9/18/2020