

**Lake Township Planning Commission**  
**Special Meeting Minutes**  
**January 19, 2023**

The Lake Township Planning Commission held a special meeting on Thursday, January 19, 2023 at 6:30 pm at Lake Township Hall (5153 Scenic Hwy, Honor MI).

J. Rothhaar called the meeting to order at 6:30 pm

**Members Present;**

John Rothhaar                      Mark Janeczko                      Carl Lightfoot                      Kyle Orr  
   Jackie Randall

**Others Present;** Josh Mills, Township Zoning Administrator | Maureen Jeannot, Recorder | Anna Grobe, Township Clerk | Tom Kucera, Robert Powell, John Randall, Madeline Powell, Mary Pitcher, Gregg & Lisa Fleet, Merlin & Mary Trausch, Laurie Krebs, Nancy Simmons, and Phil & Lisa Gates

**Public Input on Agenda;** None

**Meeting Minutes;** Minutes from the Meeting on November 17, 2022 were approved as presented.

**Correspondence;** Rick Frank sent an image of the excavating at the Sutter Rd Development to John Rothhaar showing progress is being made.

**Introduction of New Zoning Administrator;** Josh Mills has been hired to fill the position of Zoning Administrator. Mr. Mills gave a short biography of his life, education and experience. His knowledge is sure to be of great value to Lake Township going forward. His hours at the Township will be every other Saturday from 9-11 am beginning January 21, 2023.

**Short Term Rentals;** Three handouts were given out 1) Frankfort Short Term Rental Ordinance, 2) Short Term Rental Article, and 3) Short Term Rental Outline (all on file). Pros and Cons of Short Term Rentals in Lake Township were discussed. It's acknowledged they do support the economy in the area. It was noted that rental units have become larger than in the past and will accommodate larger groups of people which can cause disruptions in neighborhoods. Owners sometimes are not in the area or even in the state. Police Power Ordinances vs. Zoning Ordinances will need to be considered and may need to be separated to enforce ordinances. It was noted that wells and septic systems can influence how many people should be allowed in a rental. Permits or Registration Fees may be necessary. Fines may be necessary for those breaking ordinances. Further discussion will take place at future meetings before passing along any recommendations to the Township Board for action.

**Master Plan; Handout:** Draft of Chapters 1 through 5 (on file). Draft objectives include: (1) short term rental ordinance amendments are high priority; (2) Review allowed housing density (lot sizes) will be considered to prevent over-development; (3) decisions will be made on Watershed Overlay; and (4) conducting an annual enforcement review. The Planning Commission was asked to thoroughly review the

draft Master Plan for any corrections or changes that may be needed because action on the draft is likely at the February 16, 2023 meeting.

**Old Business;** None

**Other Zoning Matters;** Josh Mills commented that the Benzie Leelanau Health Department has new sanitary codes.

**Public Input;** Tom Kucera announced that the Crystal Lake Watershed is planning a 'Meet & Greet' in the near future. Josh Mills spoke about a Coastal Resiliency Strategy to enhance and maintain the Lake Michigan Shoreline.

**Adjournment;** Meeting was adjourned at 7:54 pm. The next Meetings scheduled are February 16, 2023 and April 13, 2023.

Respectfully submitted  
Maureen Jeannot, Recording Secretary  
January 20, 2023