

Lake Township Planning Commission
Meeting Minutes
March 13, 2025

The Lake Township Planning Commission held a meeting on Thursday, March 13, 2025, at 6:30 pm at Lake Township Hall (5153 Scenic Hwy, Honor, MI).

J. Rothhaar called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

Members present: Jane Haga, recorder; Kyle Orr, Jackie Randall, and John Rothhaar.

Others present: Sally Casey, Lake Twp ZBA, Mary Pitcher, Lake Twp Supervisor, Josh Mills, Zoning Admin. Sara Kopriva (Beckett & Raeder), Mary Ferrans and Tom Kucera, Crystal Lake Watershed.

Absent: Mark Janeczko and Carl Lightfoot

Public Input on agenda; none

Minutes from February 20, 2025, were approved as presented.

Zoning Ordinance Review: discussed whether the General Commercial District and the Commercial Resort District should be retained and tentatively determined they should be. Sara Kopriva discussed the benefits of Commercial Resort District. The minimum size standards for the R1 and R2 districts were discussed, and the tentative decision is to let R1 stand at 15,000 sq. ft. and increase R2 to 2.5 acres. Public input is needed.

Allowed Uses: discussed the list of allowed uses in the various zoning districts. Specific uses discussed included:

- Forestry, particularly in the R1 and Lakeshore Residential Districts; and restricting in R2 so best practices followed.
- Renewable energy facilities, particularly solar panels in the R1 and Lakeshore residential districts and whether they should be allowed as ground mounted or only roof mounted.
- Possible elimination of the following uses in some districts:
 - Mineral extraction
 - Model homes
 - Larger occupancy foster or childcare homes
 - Institutional uses by right—Special land use approval only

Accessory Dwelling Units: discussed the possibility of allowing ADU's, if limited in size and not used to expand short-term rental occupancy.

Article 5: Began discussion of the site development standards in proposed Article 5, including parking requirements, outdoor lighting restrictions and sign limits. Parking requirements should be clearly different for residential versus commercial uses. Permeable surfaces should be encouraged. Lighting should comply with dark sky limits for new or replacement lighting fixtures. Signage sizes should be kept small for both temporary and permanent signs. Discussion of storm water management will be postponed for now.

Article 6: There was some discussion of some of the supplemental use standards in proposed Article 6

Sara Kopriva will use input from meeting to prepare the next draft of the updated zoning ordinance.

Upcoming meetings:

April 17 @ 6:30

May 15 @ 6:30

June 19 @ 6:30

August 21 @ 6:30

October 16 @ 6:30

December 18 @ 6:30

Public Input : None

J. Rothhaar adjourned meeting at 8:22

Respectfully submitted

Jane Haga, Recording Secretary for the day

March 13, 2025

Amended by J. Rothhaar 3/23/25