

Lake Township Planning Commission
Meeting Minutes
July 24, 2025, Regular Meeting

The Lake Township Planning Commission held a meeting on Thursday, July 24, 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; John Rothhaar, Mark Janeczko, Carl Lightfoot, and Kyle Orr. Jackie Randall was excused. Others Present; Sara Kopriva, Beckett & Raeder; Chris DeGood, Engineer with Beckett & Raeder; Maureen Jeannot, recorder; Mary Pitcher, Twp Supervisor (arrived during the meeting), township residents (list available)

No public input on the agenda.

Minutes from June 19, 2025, were approved with one correction.

John Rothhaar spoke about the Zoning Ordinance review noting that all Lake Associations were invited to speak at past meetings, an engineer from Beckett & Raeder will be assisting with writing the ordinance and there is a draft of the ordinance on the Township website. Mr. Rothhaar also noted that this was not a formal public hearing, but a meeting of the Planning Commission members. A public hearing will be held soon.

Public comment was invited with summary as follows:

- PLIA – verbiage relating to phosphorus fertilizers is not addressed
- C DelMonet – HOA Dunes Edge – asking if HOA rules override Township Ordinance
- G Heish - concerned about permits needed for tree cuttings / lot clearing, additional dwellings

Commission Member, J Rothhaar indicated due to more issues recently, the current dock provisions will be moved to a 'non zoning ordinance' and going forward the dock situation will not be grandfathered if it's adapted separate from the ordinance. Details are to be determined.

- C Shenabarger – concerns about meeting postings in local newspapers with few subscribers
- M Irwin – against 2 homes on property and driveway sharing, phosphorus / fertilizer use, clarification on solar panels on posts
- J Slater – concerns about ability to enforce the overlay along Crystal Drive with more clarification
- C Raymond – dock length and dockages concerns related to public safety
- S Kincaid - concerns about overlay and grandfathering with change of ownership
- Cindy H – concerns about dockages and setbacks for docks
- S Darlington – concerns on how people get info if they are not here year-round, would like to see email notification for meeting announcements, etc.
- T Klaes – concerns about road end provisions and parking on lake access roads related to public safety
- P Elliott – asking for common sense to be used when writing dock provisions, would like data on number of properties, docks on properties and complaints, willing to volunteer his services on any committees

Commission Member K Orr spoke about why docks and zoning have become a problem. 50 years ago, property owners shared docks with no problems. Lately, the township has been getting more complaints related to dock sharing. Ultimately, if people can't work out their own problems, then the township must create provisions to keep peace.

- S Girard – against dock provisions, suggests ignoring complaints
- J Jones – sent correspondence to Josh Mills about driveway setbacks, loss of ability to use ground solar, loss of uses by right that now require zoning approval, shoreline protection strip, accessory dwelling unit is exciting, thanked the commission for their work
- A Walbert – asks for consistency in zoning ordinance, private & public road ends, concerned that people using public accesses do not have rules, but taxpayers do
- T Boshier (CLWS) – concerns about watershed overlay, gave a 15-pg. handout of their analysis of the draft to commission members and consultants (on file), asks that all is reviewed thoroughly
- T Kocera (CLWS/Land Use Committee) – opposed to current draft vs. using CLWS overlay

- E Rodgers (CLWS) – sees diminution of protection of Crystal Lake by not using the Overlay completely
- T Kocera (CLWS) – would like feedback from the consultants on comments made by CLWS
- C Shenabarger – would like zoom meetings used for those who do not live here year round
- PLIA – suggested using zoom meetings
- Unidentified – suggested a bigger meeting space
- S Weston – suggested better job of communicating
- E Fairchild – concerns about tree cutting

J. Rothhaar encouraged township people to write letters or email their concerns or comments.

Commission members continued discussion on vegetation removal, land use permits and slopes.

Chris DeGood (Engineer from Beckett & Raeder) spoke and asked about how slopes are measured in the Overlay with discussion. The slope must be determined before a percentage of impervious surface area and vegetation removal is allowed. There is a need for better guidance on slope permissions. S Kopriva suggested professionals be hired to determine slopes.

Continued discussion on land clearing and grading.

An Ad hoc Workgroup has been created to continue work on the Zoning Ordinance between now and August 21st. The committee includes Mary Pitcher, Sara Kopriva, Carl Lightfoot, and John Rothhaar.

Public Input on other matters; None

Next meeting; August 21, 2025 @ 6:30 pm – location TBD

Tentative additional meeting; September 18, 2025 @ 6:30 pm – location TBD

Future scheduled meetings; October 16, 2025 @ 6:30 pm, December 18, 2025 @ 6:30 pm

J. Rothhaar adjourned the meeting at 9:14 pm.

Respectfully submitted

Maureen Jeannot, Recording Secretary

July 25, 2025