

## Lake Township Planning Commission

### Meeting Minutes

August 21, 2025

The Lake Township Planning Commission held a meeting on Thursday, August 21, 2025, at 6:30 pm at Lake Township Hall (5153 Scenic Hwy, Honor MI).

- 1) J. Rothhaar called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.
- 2) Members Present; John Rothhaar, Mark Janeczko, Carl Lightfoot, ~~and~~ Kyle Orr, and Jackie Randall. Others Present; Sara Kopriva, Beckett & Raeder; Maureen Jeannot, recorder; Mary Pitcher, Twp Supervisor, township residents (sign in list on file).
- 3) J. Rothhaar reminded the audience that this was not an official Public Hearing, that it would be scheduled at a later date. Any public input during this meeting will be limited to 3 minutes. No other input on the Agenda.
- 4) Minutes from July 24, 2025, were approved as presented.
- 5) Zoning Ordinance Amendment to clarify building setback requirements for wetlands and other environmentally sensitive areas; The amendment discussed is Section 3.18 of the Lake Township Zoning Ordinance. The amendment adds the following language:

#### "F. Building Setbacks

Any structure or part thereof shall have a minimum setback from the boundary of any wetland of 35 feet, and such setback applies in all zoning districts.

#### G. Land Use Permit

A land use permit, as specified in Section 14.3 shall be required prior to commencing any land clearing, vegetation removal, regrading or filing of land, or other site preparation if such activity will occur on any parcel in the Township that consists, in whole or in part, of any environmentally sensitive area as defined in Section 3.18 (B). The applicant for the land use permit must physically mark wetland boundaries and the Zoning Administrator shall require proof that Michigan Department of Environment, Great Lakes and Energy approved the wetland delineation."

A Draft copy is available on file.

A letter from a resident was received in support of identifying setbacks in wetland areas. (on file)

Public Input; Question about who will determine wetland areas. Answer, EGLE will provide delineation.

Question about existing home being torn down and rebuilt, setbacks from lakes, fence placement, setback for NPS. Answer, contact Josh Mills, Zoning Administrator, for more detailed information.

If approved by this board, a public hearing will be scheduled, the Township board would then act on the ordinance.

Motion by M. Janeczko to approve the Lake Township Zoning Ordinance Amendment to include the wetlands 35-foot isolation or setback. Seconded by C. Lightfoot. Roll Call Vote; Randall, aye; Lightfoot, aye; Rothhaar, aye; Janeczko, aye; Orr, aye. Motion passed.

- 6) Continued review of Zoning Ordinance; A summary of sections to be discussed was distributed to board members. (on file)

#### Zoning Districts:

- Commercial General (C-1) is proposed to be eliminated.
- Commercial Resort District (CR) proposed to be retained with some changes.
- Lakeshore Residential (LR) is proposed to be retained with change to minimum lot size increasing to 20,000 sq ft.
- Residential Single Family (R-1) is proposed to be retains with change to the minimum lot size increasing to 20,000 sq ft.

- New proposed change includes some sizeable parcels in R-1 being changed to R2.
- Residential Rural District (R-2) is proposed to be retained with the lot size being raised to 2.5 acres.

Allowed Uses: Hand out (on file) includes a table identifying districts with 3 categories and changes.

- ZA – approved by Zoning Administrator,
- SPR – Site Plan Approved by Planning Commission,
- SUP – Special Use Approved by Planning Commission
- A fourth column notes change from previous ordinance (if any).

Water and Lake Protection summary

Other Topics include:

- Accessory Dwelling Units (ADU's) Not allowed on current ordinance, but plans are to allow them putting controls in place, such as size of dwelling, parking, STR rules would apply, approval of health dept.
- Dock Provisions
- Light Ordinance

Public Comment;

- Q. Will lot size change effect parkway development? A. No
- Concern about population density on lakes with ADU's
- Q. How many ADU's will be allowed on 2.5-acre lot? A. One. R-2 districts allow multi-family units with approval by the Planning Commission as Special Use approval.
- Concerns about limitations on larger lots being too restrictive.
- Comment in support of ADU's so long as controls are in place.
- Concerns about NPS using eminent domain to create scenic parkway. Would like to see the Planning Commission take a stand for or against it.
- Q. Clarification on ADU's and if they can be used as a short term rental. A. Either the ADU or the home can be a short term rental, but not both.
- Comment about ADU's being considered as housing when they are mostly used as short term rentals to help pay property taxes. Also concerned about clarity of new ordinance language.
- Concerns about amount of impervious surfaces in dense areas.

Commission Discussion;

- Continued discussion with pros and cons to ADU's and compliance issues.
- Would like to see 'home business' defined better.
- More discussion on ADU will be coming
- Next Meeting will include discussion on Article 4 (Environmental and Lake Protection Standards) which includes the Crystal Lake Watershed Overlay and Platte Lake Watershed.

## 7) Future Meetings

Public Hearing on Ordinance Amendment; September 18, 2025 @ 6:00 pm

Meeting; September 18, 2025 @ 6:30 pm

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

A meeting in November may be added if necessary.

## 8) Public Input on other matters;

Request for red line version of current ordinance to compare to changed version. M. Pitcher suggested posting the summaries that have been used for meetings. The PC is hopeful they can get them posted on the website by the Friday before the meeting.

## 9) J. Rothhaar adjourned the meeting at 8:01 pm.

Respectfully submitted

Maureen Jeannot, Recording Secretary

August 22, 2025