

Lake Township Planning Commission

Meeting Minutes

September 18, 2025

The Lake Township Planning Commission held a meeting on Thursday, September 18, 2025, at 6:30 pm at Lake Township Hall (5153 Scenic Hwy, Honor MI).

- 1) J. Rothhaar called the meeting to order following a public hearing at 6:49 pm.
- 2) Members Present; John Rothhaar, Mark Janeczko, Carl Lightfoot, and Kyle Orr. Jackie Randall was excused. Others Present; Maureen Jeannot, recorder; Mary Pitcher, Twp Supervisor, 27 township residents (sign in list on file).
- 3) J. Rothhaar added an item regarding a zoom workshop at the end of the agenda. No other input on the Agenda.
- 4) Minutes from August 21, 2025, were approved as presented.
- 5) The PC board discussed the 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 public hearing was held prior to this meeting.

Motion by M. Janeczko to approve the Amendment as drafted and distributed prior to the hearing. Seconded by C. Lightfoot. Roll Call vote: Lightfoot-aye, Orr-aye, Rothhaar-aye, Janeczko-aye. Motion passed. The drafted amendment will now be sent to the Lake Township board for approval.

- 6) Continued review of Zoning Ordinance;
 - Accessory Dwelling Units (ADU's) will be allowed with intention of putting controls in place, such as size of dwelling, parking, STR rules, septic system approval.
 - Public Comment;

Maryanne Goodman spoke against ADU's and feels they are not consistent with the Master Plan and potentially lead to over development on lake shores. If they are allowed Ms. Goodman asks the board to be sure the language in the ordinance covers all criteria with emphasis on enforcement of the ordinance. (Written comments are on file)

Mary Rogers asked for a definition of ADU. It contains all of the items necessary for living such as bathroom and kitchen.

Mike Tarkington asked why things are being considered that were not contemplated by the Master Plan. K. Orr explained of the board's intent, when a consultant was hired they would help broaden the township to fit into the greater Northern Michigan area. Also, the Master Plan called for a complete review as it hadn't been done for about 20 years. Zoning Ordinances should contain far more detail than the Master Plan.
 - A non-binding poll was taken of the PC Members asking if ADU's should be included in the next draft:
 - C. Lightfoot: ADU's should be allowed with serious restrictions.
 - M. Janeczko: ADU's should be allowed if they are part of the development on the property and the ordinance draft has all the provisions in it.

- K. Orr: ADU's should be allowed.
 - J. Rothhaar: ADU's should be allowed if the draft has all the provisions in it.
 - There will need to be a public hearing.
 - The consultant hired to assist with updating the Zoning Ordinance has missed repeated deadlines for draft delivery. The workgroup has decided on a change due to lack of and/or slow responsiveness by the consultant. C. Lightfoot moved for a resolution to discontinue using the consultant group Beckett & Raeder and explore using McKenna to complete the project. Second by M. Janeczko. Roll call vote: K. Orr-aye, J. Rothhaar-aye, M. Janeczko-aye, C. Lightfoot-aye. Motion passed unanimously. The township board will determine to discontinue the contract. An alternative option as consultant would be McKenna.
- 7) Public Input; Comment by M. Rogers on other countries buying property in the UP. M. Goodman commented if ADU's are going to be allowed, then consider the wording of the ordinance be right.
- 8) Future Meetings; Scheduled meetings are October 16, 2025 @ 6:30 pm, December 18, 2025 @ 6:30 pm at the township hall.
- 9) Workshop; The PC and township board members have received an invitation from Platte Lake Improvement and Crystal Lake Watershed groups to attend a Zoom Study Session. The intent is for all board members to better understand how the overlays work to protect our lakes and watersheds. Date and time to be determined.
- 10) J. Rothhaar adjourned the meeting at 7:52 pm.

Respectfully submitted
Maureen Jeannot, Recording Secretary
September 19, 2025