

Lake Township Zoning Board of Appeals & Planning Commission
DRAFT minutes for Joint Meeting and Public Hearing
December 18, 2025

The Lake Township ZBA and Planning Commission held a joint hearing at the Lake Township Hall at 5:00pm on December 18, 2025.

Kyle Orr called the meeting to order at 5:04pm and the Pledge of Allegiance was recited. Planning Commission members present; Kyle Orr, Mark Janeczko, Jackie Randall and Carl Lightfoot. Absent; Chair, John Rothhaar. Quorum present. Kyle Orr was appointed as temporary chair unanimously by the PC members.

Sally Casey called the ZBA hearing to order at 5:06pm. ZBA members present; Sally Casey and JoAnne Tarkington. Absent; Chair John Rothhaar. Quorum present. Sally Casey was appointed as temporary chair unanimously by the ZBA members.

Others present at the hearing/meeting; Josh Mills, Zoning Administrator, Maureen Jeannot, recorder and approximately 15 township residents. (sign-in list on file)

Public Input on the Agenda; There was no public input on the agenda; however a question was asked about the specific variance being requested. J. Mills explained the provisions and details of the setback will be explained and the public would be allowed to comment during the hearing.

The Joint Public Hearing began at 5:11pm regarding the David M. Schafer Trust request for Variance and Special Use permit for the property at 1870 Crystal Drive. (on file)

Summary and Staff Report; J. Mills was asked by S. Casey to give the summary for the variance and special use requests. (8 pg summary on file)

Variance; The applicants are asking for an 8' front yard setback on the beachfront accessory structure, and due to the slopes of the upland, they require a stormwater control plan. If the setback is approved, the owners agree to combine the tax parcels and build one story. If not approved, they plan to build a two story accessory structure. Their plan is to connect to the existing septic system on the upland portion.

Special Use Permit; The applicants plan to make improvements and/or additions to current buildings and the driveway. Because of the slope, a stormwater control plan is required.

J. Mills read letters and emails in opposition and support of the variance and special use requests. (Letters from Feeheley, Burn, Fleishers & Emails from Bald, Patricks, Rogers and Kelly on file)

Applicant Presentation; Brian Schafer spoke about his property and plans for improvements on it. Chris Bott, an engineer from Gosling Czubak Engineering Sciences, Inc spoke about the project and presented drawings showing details of the site plan.

Public Input in Support or Impartial;

Kathy Bitts(sp), a neighbor spoke in support of the variance and special use permit.

T. Boshier from Crystal Lake Watershed commented asking for consideration of stormwater control and septic plan on the beachfront property.

T. Kucera from Crystal Lake Watershed commented that #1 pollutants to inland lakes are septic systems and would like to see more information on how the septic will be handled if the variance is approved and conditions need to be applied regarding septic system.

J. Tarkington commented that perhaps the septic information should be obtained before approval is given.

Public Input in Opposition; None

Proponent Rebuttal; The applicant attests to following guidelines necessary, they are asking for approval of the setback before spending money on architects, engineers, etc.

M. Janeczko commented there can be issues with structures on the lakeside of the road. Also, he has concerns about the septic system needed for the buildings on the bluff along with adding the beachfront property.

B. Schafer, the applicant, commented that the lakefront can be improved from what is currently there. The engineer showed drawings of the proposed septic systems. Their plan is to hire landscapers.

Opponent Rebuttal;

Unknown with question, if the septic is to be pumped across the road, will there need to be trees cut?

S. Casey asked where power lines were located.

E. Rodgers has question about the upland.

T. Kocera had concerns about the labeling of slopes on the drawings compared to vegetation removal percentages.

Discussion about vegetation removal, septic expansion and soil erosion due to driveway changes. The engineer explained details on the drawings and the plans to accommodate vegetation removal and storm water runoff.

E. Rodgers asked that the term restoration be used instead of landscaping.

J. Randal commented suggesting directional drilling be used for septic lines running from the beachfront structure up to the septic fields.

E. Rodgers expressed concerns about the storm drain system with the additional impervious surface coming with changing the driveway.

T. Kocera commented if ZBA approves the variance, he would like the following conditions: 1) an adequate septic system is approved by the Health Department, 2) the properties be combined, 3) is approved on the basis of a one story building.

B. Schafer commented they would be in agreement with above conditions.

J. Mills commented roof gutters and stormwater control plan would also be a condition, site restoration during construction and CLWS guidelines will be met at all times.

→Motion to close the public hearing by J. Tarkington. Seconded by S. Casey. Motion carried.

Review of Findings of Facts;

- A. Discussion about where set back is located and parking will be across the street. J. Tarkington and S. Casey indicated that they would like to see the setback modified. Continue to next fact-finding question.
- B. Agreed, the request is not self-created.
- C. Agreed
- D. Agreed
- E. Agreed

Discussion; S. Casey would like to 1) see approval from the Health Department, 2) know what well the water for sink will be coming from, 3) see approval from MDOT regarding running septic lines under the road, 4) see a restoration plan. J. Mills suggested a recess to have conversation with the Health Department, Road Commission (MDOT), create a restoration plan and how to deal with water runoff.

→ Motion by S. Casey to recess the hearing to obtain more information and/or approval from the Health Department regarding well and septic, MDOT regarding boring under the road, develop a stormwater restoration plan and provide additional detail on the space of the accessory building, then reconvening on a later date. Seconded by J. Tarkington. Vote, unanimous ayes. Motion carried.

→ Motion by S. Casey to adjourn ZBA Hearing, seconded by J. Tarkington. Motion carried. Hearing adjourned at 7:19pm.

K. Orr reopened the PC Special Use Hearing at 7:25pm.

K. Orr indicated they were to cover the storm water control plan on the upper level of the property.

The staff report and applicant presentation were already heard.

Public Input in Support;

T. Kucera asked about how much tree removal there would be. Is a variance needed regarding trees of a certain size. No variance will be needed. He is not in opposition, but would like to see reforestation happen. Also, does this special use permit cover the structure at the top of the hill in the drawings. A land use permit will be needed.

S. Stevens commented a point of interest regarding boring underground and possible road damage resulting from it.

Public Input in Opposition; None

Public Hearing was closed at 7:32 pm

There was more discussion by the PC board

→ Motion by K. Orr to grant the Special Use Permit with conditions that a suitable erosion plan is in place prior to construction and a restoration plan is provided within 8 months. Seconded by M. Janeczko. Voice vote. All ayes. The Special Use Permit is approved with conditions.

K. Orr adjourned the hearing at 7:46pm

Respectfully submitted, Maureen Jeannot, Recording Secretary December 19, 2025