

Lake Township Planning Commission
DRAFT Meeting Minutes
June 18, 2026

The Lake Township Planning Commission held a meeting on Thursday, April 16, 2026, at 3:00 pm at Lake Township Hall (5153 Scenic Hwy, Honor MI).

Mark Janeczko called the meeting to order at 3:00 pm. The Pledge of Allegiance was recited.
Members Present; Mark Janeczko, Carl Lightfoot, Jackie Randall, Kyle Orr and Michelle Erwin.
Others Present; Andrea Hendricks and Ethan Senti from McKenna Consulting; Maureen Jeannot, recorder; Josh Mills, Twp Zoning Administrator; Mary Pitcher, Twp Supervisor; Sally Casey, ZBA Board Chair; also, about 15 township residents (sign in list on file).

Jackie Randall motioned to approve the agenda, seconded by Kyle Orr. Voice vote, all ayes, motion carried.

Motion by Kyle Orr to approve minutes from the PC meeting May 21, 2026. Second by Jackie Radall. Voice vote, all ayes. Motion carried.

Public Input on agenda; None

New Business;

Andrea Hendricks from McKenna Consulting led review and discussion on Article 2 Sec 2.26, RV and open space storage; Sec 2.29, Accessory dwellings, structures, and uses; Sec 2.30, Land Divisions; Sec 2.31, Water access lots; Article 4, Environmental and lake protection standards; and Zoning Map Changes. Changes will be written into the draft and will be discussed at the next PC meeting on July 9th.

Josh Mills, Zoning Administrator, spoke about a proposed family compound off Sutter Road. A ZBA hearing is scheduled for July 2nd @ 5:00 pm.

Meeting Schedule for remainder of 2026 is as follows:

July 9, 2026 @ 6:30 pm at Lake Township Hall, Planning Commission Meeting

July 23, 2026 @ 6:30 pm at Lake Township Hall, Planning Commission Meeting

August 13, 2026 @ 6:30 pm at Lake Township Hall, Planning Commission Meeting

September 10, 2026 @ 6:30 pm at Lake Township Hall, Public Hearing / Planning Commission Meeting

October 8, 2026 @ 6:30 pm at Lake Township Hall, Planning Commission Meeting

November 12, 2026 @ 6:30 pm at Lake Township Hall, Planning Commission Meeting

Unfinished Business; Clarification was made regarding the Short Term Rentals Ordinance being separate and the amended Dock Ordinance being written into the upcoming zoning ordinance changes.

Announcements; None

Public Input;

John Randall – Wondered if board members would be allowed to view the Miller property. Would like to see a definition added for ‘front yard’ on lakefront properties. Q) Can a person add an ADU if their lot size is under 20,000 square feet. A) As long as the setbacks and other criteria are met as determined by the zoning administrator.

Wilfred Swiecki – Concerned that his dock placement will be illegal with the new dock ordinance. Also wondered how to get meeting documents. Mark Janeczko assured Mr. Swiecki that shared docks would be addressed and allowed in the new ordinance so long as an agreement is signed by both parties.

Andy Wilson – passed out a letter from Bill Anderson, president of the Platte Lake Improvement Association (on file). The PLIA would like to meet with the McKenna Consultants about the overlay. There are concerns about the overlays being incorporated into the zoning ordinances. Mark Janeczko indicated something could be worked out.

Wilfred Swiecki – The PLIA / McKenna Consultant meeting could be recorded on ZOOM with AI minutes to document it. He would like to see a phosphorus ban written into the ordinance.

Mary Theron – Representing Crystal Lake Watershed. Commends the PC board on their work. Expressed concern about watershed overlays being different from each other and would not want to see any CLW overlay lost in the new ordinance. Hopes there may be consistency with other townships.

Wilfred Swiecki – Commented that it's critical for the same zoning be in place around the entire lake.

Kyle Orr motioned to adjourn meeting at 5:30 pm. Second by Michelle Erwin. Meeting adjourned at 5:30 pm. Next Meeting scheduled at Lake Township Hall: July 9, 2026 @ 6:30 pm

Respectfully submitted
Maureen Jeannot, Recording Secretary
June 18, 2026

DRAFT



Platte Lake Improvement Association

June 16, 2026

To: Lake Township Supervisor and Planning Commission,

The Platte Lake Improvement Association is requesting an opportunity to meet with Lake Township and its consultant McKenna to discuss the proposed modifications to the Lake Township Zoning Ordinance. We believe that having this dialogue will help our organization and members better understand the thought processes and intentions of the Township with this ordinance revision. I believe that we have shared goals to protect water.

As you know, the PLIA has historically monitored and protected Platte Lake for over 40 years. We have implemented best practices that could be preserved in ordinances and master plans. We have worked collegially and collaboratively with the MDNR, Benzie Conservation District and the Platte River State Fish Hatchery to continually monitor water quality in the Platte River Watershed and identify potential risks to it.

Having an opportunity to share this information with the Township and McKenna representatives could provide assurances to many that the Township is working with transparency and inclusivity. Constructive dialogue has a history of leading to better understanding and solutions.

We also recognize that the Township may incur additional expenses from McKenna for their time to participate in this meeting. Our Board has discussed that issue and would want to help mitigate that expense so that it is not an obstacle to this meeting.

Additionally, in the spirit of transparency and inclusivity, we suggest that the Lake Township Planning Commission or McKenna consultants consider meeting with other organizations such as the Crystal Lake Association, Benzie Conservation District, Northwest Michigan Watershed Coalition and others who have a shared mission to protect water quality in our beautiful State.

We look forward to your response and meeting with you.

Sincerely,

William Anderson

President,
Platte Lake Improvement Association