

**Lake Township Planning Commission**  
**Special Meeting RKM Homes-Big Star Drydock Association**

**May 16, 2024**

1. Meeting called to order by Chairperson Fox at 10am.
2. Members Present: Ruth Fox, Neil Lynch, Kris Zeinstra, Bob Mateja, John LaPointe absent/excused.
3. Approval of Minutes: none
4. Motion to approve Agenda by Zeinstra, 2<sup>nd</sup> by Lynch motion approved.
5. New Business: Special Use Permit for Big Star Lake Drydocks Condominiums. Presentation by Bob Meringa from RKM Homes on behalf of Big Star Lake Drydocks Association. Mr. Meringa stated that he proposes to build 24 condo style storage units just west of the existing Big Star Lake Storage facility. The site when completed will consist of three 210'x50' Condo Storage units. Each unit will be insulated and have heat, electrical and running water for a bath and washup equipment. There will be three septic tanks and fields to service the buildings. NOTE: Lake County Health Department is reviewing the plan and has not yet given approvals. Mr. Meringa also stated that the site will be an up-scale storage facility. Chairperson Fox questioned the ten-year limit for construction. Mr. Meringa also stated he will be building in stages.

The Chair then opened the floor for questions and comments. A lengthy discussion about the need for a bath with a shower, septic concerns, floor drains, landscaping and fencing, security, height of the building and door sizes, leasing of space to others, pole buildings in the immediate area. Discussion of the Condo By-laws took place with particular attention given to articles 10 and 12 of the Big Star Drydock Association by-laws and the ability to have the Planning Commission and Township Board review and approve any changes made to these sections.

Public Comments closed:

Members discussed several items of concerns brought by public. Chairperson Fox read a correspondence in support of the planned development.

Motion by Mateja, 2<sup>nd</sup> by Zeinstra:

To approve a Special Use Permit to RKM Builders to construct 24 Storage Condo units with the following conditions.

- A. No changes to articles 10 and 12 of the Condominium Bylaws of the Big Star Drydocks Association until reviewed and approved by the planning commission and township board.
- B. No more than 1/2 bath in any unit.
- C. Professional Landscaping along 76<sup>th</sup> roadway to include berms and minimum tree height of six feet. Landscaping to be contiguous to both Big Star Lake Storage and Big Star Lake Drydocks Association properties.
- D. Professional landscaping or Decorative fencing to be placed on west, south, east boundary lines.

Roll Call: Fox- yes, Lynch- yes, Zeinstra- yes, Mateja-yes, Lapointe absent

Motion Carried.

Old Business:

Zoning Administrator inquired about the STRs that the commission is working on as he is getting calls inquiring about rentals. Chairperson Fox told him we are still in the process and are working on it.

Correspondences: Chair read into record the letter received in support of the RKM Storage Condo development.

Citizens Time: opened at start of meeting.

Motion to Adjourn by Fox ...2<sup>nd</sup> by Lynch motion carried. Meeting adjourned at 11:50am.

Respectfully Submitted

Bob Mateja, Secretary

DRAFT NOT OFFICIAL UNTIL APPROVED AT NEXT MEETING.