

LAKE TOWNSHIP PLANNING COMMISSION

Regular Meeting

July 13, 2024

MINUTES

1. Meeting called to order by Chairperson Fox at 10:30am
2. Members Present: Ruth Fox, Kris Zeinstra, Neil Lynch, Bob Mateja.
Absent: John LaPointe.
Also, present Jeff McKnight ZBA Chairman and Brent Havens Zoning Administrator.
3. Motion to approve minutes by Zeinstra, 2nd Lynch with correction of regular meeting of April 6, 2024 minutes start times from 10:30am to 10 am. Motion Carried.
Motion to approve May 16, 2024, minutes as presented by Zeinstra, 2nd Lynch. Motion Carried.
4. Motion to approve Agenda as amended adding Meeting Start Times and Master Plan Review update to Old Business by Lynch, 2nd Zeinstra. Motion Carried
5. Old Business: Mateja nominated Ruth Fox as Chairperson for 24-25 term 2nd by Zeinstra. Fox accepted. All were in favor. Fox was elected chairperson. Fox nominated Mateja for secretary for 24-25 term 2nd Zeinstra. Mateja accepted. All in favor. Mateja was elected secretary.
76th street Moratorium: Member Mateja presented the commission with two written motions (see attached motions). Chairperson Fox read the motions aloud and a brief discussion followed, Zeinstra moved to approve as written and present to the Township board, 2nd Mateja, Motion Carried.
Short Term Rentals: Many of the same concerns are being raised, enforcement, number of people allowed in a single STR. Michigan Court of Appeals ruling stating that STR and not allowed in R-1 areas. Michigan Legislature possible action. Is an Ordinance by the township necessary and possibly be in place before any further action is taken? And many other concerns up to and including doing nothing. ACTIONS to be taken Mateja and Lynch will contact the District 10 Health Department to inquire about any possible septic issues that would be detrimental to the environment. Mateja and Lynch to work on an application form. Fox and Zeinstra to investigate a possible new ordinance on STRs. The planning commission needs guidance for the township attorney on the Michigan Court of Appeals rulings on STRs and or Michigan Supreme Court rulings regarding STRs.

Meeting Times: Discussion of times and some confusion with time for meeting on the website. All regular Planning Meetings will start at 10 am.

Master Plan: Mateja gave an update on the digitization of the Master Plan. Some AI issues have slowed the process.

6. New Business: None

7. Correspondence Received: None

8. Citizens Time: A person spoke out against the planning commission moving forward with STRs.

Some think that the township should look at other things other than STRs.

Some pointed out the Court rulings on the STR issue.

One asked what townships attorney opinion is on the issue?

Can a proposal be put on the local ballot regarding STR use?

9. Motion to Adjourn by Fox, 2nd Lynch meeting adjourned at 11:56 am.

Next Regular Meeting is October 5, 2024, at 10 a.m.

Respectfully Submitted:

**Bob Mateja
Secretary**

(DRAFT: not official until approved at next meeting)

One attachment

Motion: one

The Lake Township Planning Commission recommends that the Township board lift the current 76th street Commercial District Moratorium on construction of storage buildings at their next scheduled meeting.

Motion: two

The Lake Township Planning Commission recommends to the Township board that future development and construction (except for single family residential units), in the Commercial District is subject to Special Land Use Permits as required on page 43 Special Permit Uses of the Lake Township Zoning Book of Ordinances. Therefore, requiring Planning Commission review and approval before permits are issued.