

**LAKE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
OCTOBER 5,2024
MINUTES**

1. Meeting was called to order by Chairperson Fox at 10:01am.
2. Members Present: Ruth Fox, John LaPointe, Bob Mateja, Kris Zeinstra.
Neil Lynch absent- excused.
Also, Present Brent Havens Zoning Administrator. 5 members of the public.
3. Approval of Minutes from July13,2024 by Zeinstra, 2nd Fox Motion Carried.
4. Approval of Agenda as amended- Master Plan update under old business. New Planning Commission Secretary under New Business. Motion to approve by Fox, 2nd Zeinstra- motion carried.
5. Old Business: Short Term Rental (STR) first draft was presented, and Zoning Administrator had several questions and comments on verbiage. The comments were noted. Corrections will be included in the upcoming 2nd draft. The Chair recognized a member of the public who stated he was feeling left out of the process and wanted to comment on items being discussed as they were brought up. The other members of the public also spoke and gave input as to their feeling on the process. The Chair stated this is only the first draft and only being reviewed at this time. Some of the public comments are show below under public comments. There was a great deal of discussion on the issue. The next draft will be put on the Lake Township website for public consumption before the next meeting. Also, the use of social media will be used to inform the public where to find the information.

Shipping Containers- Mateja suggested the planning commission investigate adding something to the ordinance (possibly on page 21- 3.8) regarding shipping container use in R1 and R2. The use of shipping containers for storage and other uses is becoming increasingly more prevalent.

Master Plan- Mateja gave update on the digitalization of Master Plan. It should be available very soon.

6. New Business: Wind and Solar Ordinance- Mateja gave a report to the commission from information given at the MTA Fall Meeting regarding Public Act 233. It is advisable for the township to adopt a CREO (compatible renewable energy ordinance). This will help ensure the township has some say if large utility companies want to move forward with large scale wind or solar projects in the township. The MTA will have sample ordinance available soon on their website.
New Secretary for Planning commission. A new secretary will be needed when Member Mateja leaves the commission. Mateja informed the commission that he has someone in mind that would be interested.
7. Correspondence Received: None
8. Citizens Time: Concerns about the 1000' separation between STRs.
Possibility of grandfathering existing STR
Concerns about having multiple units on a single property
Can the township TAX STRs. This way the township can make some money.
Application fees should be very high

One-year license as opposed to the two years in Drats 1
Call police if problems exist in stead of ordinance. That what we pay taxes for.
Possible phasing in or the ordinance over time.
Time vs Distance for managers or owners to get to properties should something occur.
Please number pages of drafts so it can be easier to understand.

Adjournment: Meeting Adjourned at 11:41am.

Next regular meeting is January 4th, 2025 10 am

Respectfully submitted:

Bob Mateja
Secretary

DRAFT: not official until approved at next meeting