

TOWNSHIP OF LINCOLN
CLARE COUNTY P.O. BOX 239
LAKE GEORGE, MI. 48633

Supervisor Zimmerman
Clerk Majewski
Treasurer Carey
Trustee Hardin
Trustee Tobin

Lincoln Township Planning Commission

Regular Meeting - Tuesday, January 19, 2010 at 7:03.

Roll Call:

Present - Vice-Chair Bridges, Liaison Tobin, Compton, Secretary
Szczepanski, Recording Secretary House, Building Inspector
Mantei, Zoning Administrator Lambert

Absent - Chair Hamilton

Public - 2

Approval of Minutes:

Regular Meeting, December 14, 2009 - It was moved by Tobin and seconded by Szczepanski to accept the minutes as corrected. Motion Passed.

Zoning Administrator's Report:

(See Attachment 1) On January 5, 2010, Mr. Lambert sent a letter to Losey and Onstott asking them to show proof of permit or make an application for a permit. He also asked about permission from the Township Board for the Zoning Administrator to double fees when people begin work without a permit. The Planning Commission stated that they must issue an opinion before the Board can give permission.

Building Inspector's Report:

(See Attachment 2) Mantei was asked by Tobin about renewal costs. He stated that they are \$70.

Correspondence:

1. A letter was received in opposition to allowing the building of an

accessory building on a property without a residence from Shirley Ann Brandt of White Birch Lakes.

2. Another letter in opposition of to accessory buildings on lots without a residence was received from Richard A. Brandt of White Birch Lakes.

Old Business:

1. Special Use Permit Fees - Copies of model forms were shared for Planning Commission member review. Some discussion ensued. This permit should have a sheet of instructions for what needs to be submitted. Moved by Szczepanski seconded by Tobin to table this issue for the next meeting. Motion Passed.
2. Zoning Enabling Act - Bridges lead the discussion. He is looking into the designation of contiguous lots by the Township which may be in violation of State Law. Information will be brought back later on this issue. Bridges suggested that the definitions would be a good place to start making sure that our definitions are all inclusive and up to date. Being pro-active is a good idea by having some definitions in place that might be needed in the future. More work will be done at future meetings.
3. Accessory Buildings - Bridges suggested that they move carefully on this issue. Szczepanski asked for some clarification on how to proceed. Bridges made some suggestions. While a clarification is found on the contiguous property issue, the Zoning Administrator cannot issue permits to build on property across the road. Lambert explained the history of the accessory building issue in the Township. The original issue was just to allow small buildings to be built on lots without a residence for storage of small equipment and supplies like mowers. More work will be done at future meetings.

New Business:

1. Discussion was held about the variance request of Mr. Smalley of 153 Arbor Drive. It was the opinion of the Planning Commission that it would be inappropriate to look at this variance request. This should be in the hands of the Zoning Board of Appeals working with the Zoning Administrator and the Building Inspector.
2. Szczepanski asked if the Planning Commission should be looking at the downtown development plans. It was the opinion of the Commission that no more input is needed.
3. Lambert asked for permission to double fees for residents that

build without permits from the Zoning Administrator. The Planning Commission recommends to the Township Board that they approve the doubling of fees by the Zoning Administrator for residents who begin or complete projects without proper permits.

Public Comment:

1. Roger Carey asked if the Enterprise Association has anything to do with the recycling effort. Bridges explained that it does not but has rather an entrepreneurial function.

The next regular meeting will be February 16, 2010 at 7:00 pm.

Moved by Tobin and seconded by Compton to adjourn the meeting at 8:59 pm.
Motion Passed.

Secretary,

Gary Szczepanski

Attachment 1

Zoning Administrator's Monthly Report
December 15, 2009 to January 19, 2010

Approved Zoning Applications

1. Dorothy J. Hoberilk of 405 Maple Street for a new home construction
2. Mary Lou Brown of 850 S. McMorris Trail for a new home construction

Ordinance Complaints

1. Scott Losey and Deanna Onstott for a possible residential structure without valid permits on the corner of Old State and Mannsiding

Zoning Violation

1. Aaron Smalley of 153 Arbor Drive has applied for a variance.

Attachment 2

**MONTHLY REPORT
of the LINCOLN TOWNSHIP
BUILDING INSPECTOR
December 2010**

Permits:

- | | |
|--|----------|
| 1. C-Nee Builders at Lot 16/Lake George Drive for new construction | \$287.28 |
| 2. Homesavers Unlimited at 1639 Arbor for burn damage | \$70.00 |
| 3. Marvin Halbalkken at 136 North Street for a renewal | \$70.00 |
| 4. Terry Dewitt at 405 Maple Street for new construction | \$259.20 |

Inspections:

- 12-10-10 Roger McNut at 1318 Arbor for a rough inspection
- 12-14-10 Sandy Pattison at 2502 Spruce Hill for a rough inspection
- 12-16-10 Eagle Crest Homes at 31261 Bungo Trail for a rough inspection
- 12-21-10 Mary Lou Brown at 850 McMorris for a footing inspection
- 12-29-10 Fred Evenson at 638 Shingle Lake for a final inspection