

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, October 20, 2009 at 7:04.

Roll Call:

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

Absent - Compton

Public - 5

Approval of Minutes:

Regular Meeting, August 18, 2009 - It was moved by Hamilton and seconded by Szczepanski to accept the minutes as presented. Motion Passed.

Zoning Administrator's Report:

(See Attachment I) Lambert gave further clarifications to the Ordinance Complaints on his report. Cummins still has some compliance problems with set backs for his shed but an agreement has been reached for a settlement by next Spring.

Building Inspector's Report:

(See Attachment II)

Correspondence:

1. The Adaptive Reuse class from MTA was announced and a brochure handed out to encourage members to go. The date is November 5, 2009.

Old Business:

1. Lambert spoke to the Taylor/Westphal issue. The Taylor's have taken the dock out for the Winter but promise to put it where it should be in the Spring. Tobin asked Lambert for something in writing to use in the Spring when compliance is expected. Lambert will contact the Township Attorney's office for this paperwork from the Taylor's Attorney.
2. The proposed Lighting Ordinance was given to Bridges for his perusal before the next meeting.
3. A discussion was held on Accessory Buildings. A definition for the accessory buildings is considered to be the fix for the use of pole barns on lots without residences. Lambert attempted to clarify the issue. The Planning Commission agreed that at this time an accessory building on a lot without a residence is prohibited. Bridges clarified what could be done but the ordinance would have to be changed and a definition change would not be enough. There is currently no mention of utility buildings in the ordinances and so that needs to be addressed as well. The issue was tabled.
4. Hamilton stated that the Commission needs to be in compliance with the Enabling Act and asked Bridges to take the lead on this issue. Bridges agreed but stated that the entire Commission will need to work on this and that the deadline is long past. Tobin asked for clarification on what is being requested. Bridges has been to the classes and does have the material in hand. Bridges will also contact White for any clarification on the accessory building proposal that White worked on.
5. The footprint issue was readdressed by Hamilton and Lambert. Hamilton's revisions were acceptable to Lambert. The issue was tabled and will await board approval and a public hearing. A discussion followed on the tear down at 153 Arbor and the building permit pulled by Aaron Smalley. Many irregularities seem to be going on during the construction at this location. Mantei asked about allowing property owners to build on the same footprint if they have torn down the building beyond 50% of the replacement value.

New Business:

1. Bridges suggested that time be set aside either separately or together with the next meeting for a workshop to work on the Enabling Act, Article I. Hamilton suggested that a time limit of one hour be put on these workshops and that they will occur after the regular meeting is closed.

Public Comment:

- Q. I want a use permit to put 50 ton of salt into a structure that I have built in a residential area. I had an use permit in 2001-2003 and abandoned the site which withdrew the permit.
- A. The Commission asked him to seek a new application and bring it to the Planning Commission for review. The Planning Commission needs to have a regular application for any special use. The application should specify what they must submit for approval. For this request there should be a site plan, a copy of DEQ inspection for the 50 ton, along with a letter asking for the special use. This information should be given to the Township Clerk . A deadline is needed as well for submission of applications to the Commission.
- Q. Is it the intention of the Commission to allow utility buildings on properties without a primary residence?
- A. Yes, because the public has asked for us to consider it.
- Q. I'd like to run a small business out of my home. What do I need to do.
- A. Lambert said that he gives the permission out of the home. The Planning Commission didn't know what licenses are required
- Q. Roger Carey welcomed Jerry Bridges to the Commission.

A special workshop will be held on November 10, 2009 at 7:00 pm.
The next regular meeting will be November 17, 2009 at 7:00 pm.

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

Secretary,

Gary Szczepanski

Attachment I

Zoning Administrator Monthly Report August 19, 2009 to October 20, 2009

Approved Zoning Applications

Robert Niemi at 4790 Lake Street for a new house and deck
Michael and Sharon Schall at 161 W. North for a deck and stairway
James McGeorge at 163 Windover for an accessory building, 20x20
Melvin Sewell-Howard Weeks at 5284 Wolf Lane for a ramp
Roger McNutt at 1318 Arbor Drive for a house addition, 26x26
Gerald Abbott at 3440 Cedar for a garage
Charles Neitzel at 4865 Squirrel Run for an attached car port
David Harris at 2900 Gilroy Trail for a pole barn, 24x32x10

Ordinance Complaints

Fence:

Michael Witteg at 2169 S. Jackson for areas over the 6 foot requirement, rotting areas, and unapproved materials in other areas. Court case is scheduled for Oct. 28th.

Charles and Sharon Pulver at 2179 S. Jackson for a broken concrete fence. Problem is resolved by applying concrete to the berm as of October 18.

Shed:

Bill Cummins at 1035 Forest for a shed in the front yard in violation of setbacks. The shed was moved.

Structural problems:

Don and Shere Middleton at the Silver Lake Store have secured the structure and mowed the weeds.

Attachment II

Building Inspectors Report September 9, 2009

Permits

Fred Evenson at 638 Shingle Lake Drive for an addition	\$173.34
Christine Dalton at 4940 Lake for a roof	25.00
Arnold Lester at 1335 Hilcrest for a demolition	70.00
Roger McNut at 1318 Arbor for an addition	171.40
Gerald Abbott at 3440 Cedar for a garage	110.00
Aaron Smalley at 153 Arbor for an addition	139.12
Joe Kirby at 1864 Bungle Trail for a roof	25.00

Inspections

9-6-09	Steve Bryant at 4790 Lake for a footing
9-9-09	Joyce Branam at 3321 Pine for a final
9-13-09	Tammy Lyons at 5513 Clover Terrace for an inspection
9-21-09	Fred Evenson at 638 Shingle Lake for a footing
9-25-09	Arnold Lester at 1335 Hilcrest for a final
9-29-09	Roger McNut at 1318 Arbor for a footing
9-30-09	Gerald Abbott at 3440 Cedar for a footing