

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, November 17, 2009 at 7:04.

**Roll Call:**

**Present** - Chair Hamilton, Vice Chair/Secretary Szczepanski,  
Compton, Liaison Tobin, Recording Secretary House, Zoning  
Administrator Lambert

**Absent** - Building Inspector Mantei, Bridges

**Public** - 7

**Approval of Minutes:**

Regular Meeting, October 20, 2009 - It was moved by Hamilton and  
seconded by Tobin to accept the minutes as presented. Motion Passed.

Special Workshop Meeting, November 10, 2009 - It was moved by Hamilton  
and seconded by Tobin to accept the minutes as presented. Motion Passed.

**Zoning Administrator's Report:**

(See Attachment 1) Lambert read a letter from Attorney Dreyer on the  
Westphal/Taylor issue stating what is to be done with the dock in the spring  
of 2010. Lambert will give a copy to the Westphals.

**Building Inspector's Report:**

None

**Correspondence:**

1. Information on a course from MTA on Small Scale Renewable Resources  
was presented to the Commission for possible attendance.
2. A letter from Bridges was received explaining that he has the flu and  
therefore will not attend the meeting to supply materials on the

Enabling Act changes at this time.

3. Judy Gute wrote concerning accessory/utility buildings in White Birch. White Birch residents are attempting to get permission to put sheds/storage buildings etc. on camping sites. She is concerned about the definition for these structures which includes the size and number allowed per lot. White Birch has an aging population who are having difficulty hauling needed materials every time they visit, others are storing propane tanks next to mobile homes for lack of storage, and others have troubles with where to put handicap accessories. They are concerned about the impact on the loss of owners who are unable to continue their relationship with the association because of storage problems and returning their property to the association which increases costs to those that remain in the association. Therefore, Gute would like the Township to revisit the issue of stand alone buildings.

### **Old Business:**

1. Hamilton shared a copy of a special use permit from another township for the Commission's approval. It has been shared with the Clerk and it should appear on the agenda of the next Township Meeting in regards to fees. The Planning Commission will need to develop the instrument. Lambert shared another example for consideration. The issue was tabled.
2. A copy of the proposed Lighting Ordinance was shared with Compton.
3. Stand alone buildings were discussed. The Commission is interested due to resident concerns. A representative from White Birch spoke to the issue. There are 304 signatures (only one per lot) in favor of allowing storage sheds on properties without a primary residence. One consideration is the elimination of blight. They are not interested in allowing pole barns which someone might consider living in. Something up to 12x12 is under consideration. Tobin asked if anyone was against it. There are 6 people who did not wish to sign the petition and at least 2 people who are involved in litigation with the Association and therefore felt they should not sign. White Birch residents understand that both the Association and the Township must agree to this change for it to be legal. Tabled for the next meeting.

### **New Business:**

1. Hamilton discussed the Zoning Enabling Act changes that need to be made. He feels that there is little that needs to be done to bring our ordinances up to State requirements. Because we were compliant with the 2006 rules we have little to do to be compliant with the 2008 rules.

The Township Supervisor will be asked to come to the next regular meeting since he laughed, according to Hamilton, at the idea of having special meetings to cover these changes.

**Public Comment:**

1. Roger Carey, Lincoln Township Lakes Commissioner, stated that he disagreed with Hamilton's assessment of the impact that the 2008 Zoning Enabling Act has on the current Lincoln Township Ordinances. Ron Chapman, former Planning Commission Secretary, supported this view.

The next regular meeting will be December 15, 2009 at 7:00 pm.

Moved by Tobin and seconded by Szczepanski to adjourn the meeting at 8:20 pm. Motion Passed.

Secretary,

Gary Szczepanski

## Attachment 1

### Zoning Administrator's Monthly Report October 20, 2009 to November 17, 2009

#### Approved Zoning Applications

1. Charles Springer of 3161 Bungo Trail for a house construction
2. Sandy Pattison of 2502 Spruce Hill Drive for an attached garage

#### Fence

1. Michael Witteg of 2169 S. Jackson for areas over 6 foot requirement, rotting areas, non-conforming materials in others was put in the hands of the Township Attorney. A meeting was held with the Attorney on 11-16-09. The fence has been brought down to the 6 foot requirement and the Attorney advised dropping the litigation at this time.

#### Zoning Violation

1. Aaron Smalley of 153 Arbor Drive for a violation of yard setbacks following the removal of more than 50 percent of a legal non-conforming structure. Variance applications were given.
2. Alice & Vonda Davis of 530 Old State Avenue for an investigation of an illegal shed.