

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, December 14, 2009 at 7:00 pm.

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, November 17, 2009 - It was moved by Hamilton and seconded by Szczepanski to accept the minutes as corrected. Motion Passed.

Zoning Administrator's Report:

(See Attachment 1)

Building Inspector's Report:

(See Attachment 2)

Correspondence:

1. Roger Carey, Lincoln Township Lakes Commissioner, wrote concerning utility buildings on vacant lots.
2. Dale Majewski, wrote concerning Utility Buildings on vacant lots.

Old Business:

1. Special Use Permits are the purview of the Planning Commission, according to Township Supervisor Zimmerman. Hamilton asked the

Supervisor to discuss fees at the next Lincoln Township meeting. The Planning Commission will still need to develop the form. Copies of forms used in other townships were distributed.

2. Bridges distributed a CD for everyone of the Allendale Zoning Ordinances as an example of a Township that has made the necessary changes to comply with the 2008 Enabling Act. Hamilton stated that he has made the comparison of our ordinances from 2006 and 2008 and didn't see any changes that need to be made. Bridges stated that we have until July 1, 2011 to be in compliance. Discussion followed to clarify what still needs to be done. Tabled for the next meeting.
3. A letter was read from Roger Carey concerning pole barns on back lots and questioned the need for direction from the Township Supervisor on the changes to the ordinances to comply with the 2008 Enabling Acts. A letter from Dale Majewski was read concerning the need to restrict the building of pole barns on back lots. Discussion followed on the interest both positive and negative on this issue from the public and what type of surveying may have been done or should be done. "The issue we are concerned about is non-contiguous properties on which people wish to build a storage building", Hamilton stated. Hamilton wishes to see something done on this issue in the near future either fixing it or dropping it. Township Supervisor Zimmerman suggested that the Planning Commission look into the use of a modified special use permit to solve this issue. Lambert supported this approach. Tabled for the next meeting.

New Business:

1. The owner came to discuss 153 Arbor Drive. He explained the reasons for the changes he has made in the structure and wants to know how to continue. Zoning Administrator Lambert explained what needs to be done. The owner's friend agreed that Lambert had explained these issues to him before at the property. An agreement was reached to seek a variance.
2. Tobin moved and Szczepanski seconded that the secretary and chair of the Planning Commission remain the same and that Bridges become Vice-Chair instead of Szczepanski. Motion passed.
3. Hamilton asked that everyone do more study and research on the changes in the ordinances to be in compliance and work on the accessory building issue before the next meeting.

Public Comment:

1. Roger Carey, Lincoln Lakes Commissioner, stated that according to an article titled Township Boards – An Overview, township board members should not be involved in the Planning Commission business or attempt to influence the Planning Commission. It is for this reason that Maggie Carey, Treasurer, did not attend although she has strong feelings on the issues at hand.

The next regular meeting will be January 19, 2010 at 7:00 pm.

Moved by Tobin and seconded by Szczepanski to adjourn the meeting at 9:02 pm. Motion Passed.

Secretary,

Gary Szczepanski

Attachment 1

MONTHLY REPORT
of the LINCOLN TOWNSHIP
ZONING ADMINISTRATOR

November 18, 2009 to December 15, 2009

Approved Zoning Applications

Joe & Gretchen Kirby, West Lake George Drive, New House Construction

Ordinance Complaints

Zoning Violations

1. Aaron Smalley, 153 Arbor Drive, Violation of yard setbacks following the removal of more than 50 percent of a legal non-conforming structure. Must apply for a variance.
2. Alice & Vonda Davis, 530 Old State, has been resolved. There wasn't any illegal shed.

Attachment 2

MONTHLY REPORT
of the LINCOLN TOWNSHIP
BUILDING INSPECTOR
November 2 – November 17, 2009

Permits:

- | | |
|--|----------|
| 1. Noris Favot of 5855 Jackson Avenue for a permit renewal | \$70.08 |
| 2. Sandy Pattison of 2502 Spruce Hill for a garage | \$151.14 |
| 3. Mary Lou Brown of 850 McMorris for new construction | \$304.20 |

Inspections:

- 11-10-09 Eagle Crest Homes at 3161 Bungo Trail for a footing
11-13-09 Pioneer Pole Buildings at 2900 Gilroy Trail for a final
11-17-09 Sandy Pattison at 2502 Spruce Hill for a footing