

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, March 16, 2010 at 7:03**

**Roll Call:**

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

**Absent** - Compton

**Public** - 3

**Approval of Minutes:**

Regular Meeting, February 16, 2010 - It was moved by Bridges and seconded by Hamilton to accept the minutes as read Motion Passed.

**Zoning Administrator's Report:**

(See Attachment 1)

**Building Inspector's Report:**

(See Attachment 2)

**Correspondence:**

None

**Old Business:**

1. Special Use Permit - Applicants will be asked to supply a minimum of 7 copies of their application for consideration. Applications for dwelling over 3500 sq ft, commercial or industrial applications, or those for

multiple dwellings shall be drawn and sealed by a licensed architect. All applicable permits from the federal, state, county and local government should be included. A disclaimer must be developed for the permit. Gary will email everyone a copy of his revisions before the next meeting.

2. Contiguous Properties - Bridges handed out definitions. A discussion of the ramifications of adding these definitions to the ordinances followed. Lambert asked that the Planning Commission check with the Township Attorney on how we proceed if these definitions are adopted because of past practices. Hamilton will assess the designation of the Township roads as either plated or easements and report at the next meeting.
3. Utility Buildings – Hamilton hasn't had the time to look at this issue. A discussion followed on the function of the ZBA as opposed to the Planning Commission. Bridges pointed out that the ZBA interprets the ordinances but cannot change or ignore them. The Planning Commission develops the ordinances and the Township Board denies, accepts or sends them back to the Planning Commission.
4. Lambert asked that the Planning Commission finalize its work on the issue of rebuilding in the footprint of an original building for non-compliant properties as discussed and approved at the October 20, 2009 meeting. A public hearing is required.

**New Business:**

1. The Planning Commission accepted a letter of resignation from member Gary Compton as of March 16, 2010.

**Public Comment:**

1. David Deleeuw, who was turned down by Lambert for a Zoning Application, praised Lambert for the way he conducts business for the Township. He asked the Planning Commission for their opinion on his desire to build a pole barn larger than allowed for the size of his present small dwelling before building a much larger primary home. Chair Hamilton explained that it would require a dimensional variance which would be considered by the Zoning Board of Appeals.
2. Questions were asked about the Smalley property on Arbor Drive. Chair Hamilton explained that the ZBA had approved his requests.

The next regular meeting will be April 20, 2010 at 7:00 pm.

Moved by Tobin and seconded by Szczepanski to adjourn the meeting at 9:04 pm. Motion Passed.

Secretary,

Gary Szczepanski

## **Attachment 1**

### MONTHLY REPORT Of LINCOLN TOWNSHIP ZONING ADMINISTRATOR

February 17, 2010 to March 16, 2010

#### **Approved Zoning Applications**

1. Leslie Sidell, at 4411 Mockingbird Circle, Utility Building, 12 x 14

#### **Unapproved Zoning Applications**

1. David Deleeuw, at 745 Arbor Drive, Pole Barn, wanted approval to build an accessory building prior to having the residence

#### **Ordinance Complaints**

1. Scott Losey & Deanna Onstott, for possible residential structure without valid permits on the corner of Old State and Mannsiding, turned over to attorney
2. Kenneth Osborn Jr, 434 W Shingle Lake Drive, keeping more than 4 chickens on less than five acres.

#### **Zoning Violations**

1. Aaron Smalley, 153 Arbor Drive, Violation of yard setbacks. Applied for a setback variance, variance was approved on March 12, 2010.

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Al Lambert

**Attachment 2**

MONTHLY REPORT  
OF LINCOLN TOWNSHIP  
BUILDING INSPECTOR  
February 2010

**Permits:**

1. William Robinson at 1604 Arbor for a reroof \$25

**Inspections:**

1. William Robinson at 1604 Arbor or an inspection