

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, April 21, 2009 at 7:02

**Roll Call:**

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

**Absent** - White

**Public** - 3

**Approval of Minutes:**

Regular Meeting, March 17, 2009 - It was moved by Tobin and seconded by Szczepanski to accept the minutes as read. Motion Passed.

**Zoning Administrator's Report:**

(See Attachment #1) Lambert explained that the Evenson property is a non-conforming structure due to a side lot setback infringement. Evenson is going to seek a variance for a house addition and a porch roof.

**Building Inspector's Report:**

(See Attachment #2)

**Correspondence:**

1. Hamilton received two Michigan Planners.
2. The Township Supervisor passed on information from a meeting he attended.

**Old Business:**

1. By-law changes, including two amendments, were presented as previously accepted.
2. The Planning Commission's Objective is yet to be updated as suggested on March 17, 2009. Goals and Objectives were reviewed removing the review of the Master Plan but keeping the Recreation Plan Review until clarification from the Township Board can be obtained.
3. Szczepanski handed out an outline of a proposed lighting ordinance for review of the Commission, Zoning Administrator and Building Inspector. Discussion followed. Action was tabled for the next meeting.
4. Tobin handed out a proposed accessory building ordinance change from the former Planning Commission for review. Discussion followed. Hamilton feels that what has

worked for 30 years should be good enough for the present without increasing the square footage allowed to 200 sq ft from 120 sq ft. Defining the overhang allowed to “not exceed 1 foot” could be put in for clarification. Tobin will write up a proposed change.

5. Hamilton stated that he is working on a proposed change on setbacks as a relief for people with non-conforming lots. He is considering a change in wording for a minimum of 5 foot for a side lot setback when a rebuild is proposed for lots up to 50 foot. Over 50 feet and up to 100 feet a percentage of 10% would kick in. Conforming lots or those of 100 feet or more would need to be 10 foot. Discussion followed. Szczepanski felt that on 50' lots the set back should still be 10'. The Zoning Administrator is in favor of variable set backs. He recommends that even then, no structure should be within more than 10 ft from a neighboring structure. The intention is to make the ordinances friendlier.

**New Business:**

1. Hamilton asked Tobin to seek input from the Township Board for any goals, or priorities they may have for the Planning Commission.
2. A discussion ensued on interpretation of the ordinances on rebuilding of non – conforming trailers versus houses on the same footprint after a disaster. This is a concern of the Zoning Administrator. The Commission agreed that the Township needs to allow people to use their property. The consensus was that in burnout situations the Township should waive fees for property owners seeking a variance.
3. Hamilton will work on setbacks, Tobin on contiguous lots and rewrite the accessory building overhang statement, and Szczepanski will work on the Mission Statement and Goals and Objectives for the next meeting.
4. Szczepanski was asked to write a letter to the Township Board asking for a replacement for White on the Commission.

**Public Comment:**

Q. When will the last meeting minutes be on-line?

A. Szczepanski said that they are on-line but that he would check again.

The next regular meeting will be May 19, 2009 at 7:00 pm.

An Open Public meeting will be held on March 28, 2009 at 7:00 pm.

Moved by Tobin and seconded by Szczepanski to adjourn the meeting at 8:32 pm.

Motion Passed.

Secretary,

Gary Szczepanski

**Attachment 1 – Zoning Administrator’s Report**

January 21, 2009 to April 21, 2009

**Approved Zoning Applications:**

1. Clifton Cross at 1140 S. Jackson for a wheelchair ramp
2. Judy Moreno at 5401 Fawn Terrace for a covered porch
3. Josh Bryant at 5518 Maple Drive for a porch roof
4. Dean Mydock at 3011 Monroe Road for a house addition

**Un-Approved Zoning Applications:**

1. Fred Evenson at 638 Shingle Lake Drive for a house addition

**Ordinance Complaints:**

None

**Attachment 2 – Building Inspector’s Report**

March 2009

**Permits:**

- 3-16-09 Central Michigan Home Improvement at 4485 Hemlock for an addition
- 3-16-09 Thomas Kurchmar Inc. at 1123 Arbor for a door opening change
- 3-20-09 John Blain at 451 Arthur for a demolition
- 3-31-09 Scott Moreno at 5401 Fawn Terrace for a covered deck

**Inspections:**

- 3-27-09 Malley Construction at 5217 Timber in White Birch for a Final Inspection