

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, May 18, 2010 at 7:02.

Roll Call:

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

Absent - Liaison Tobin

Public - 4

Approval of Minutes:

Regular Meeting, April 20, 2010 - It was moved by Bridges and seconded by
Hamilton to accept the minutes as corrected. Motion Passed.

Zoning Administrator's Report:

(See Attachment 1) A letter was sent to McCormick to clarify the position of
the fence. Mr. Bacon was sent a letter by the MDNRE telling him to cease
and desist and giving him until May 14 to comply with their regulations.
No word yet as to the outcome.

Building Inspector's Report:

(See Attachment 2)

Correspondence:

1. A letter was received from Sandra Szekely of White Birch asking the
Planning Commission to consider allowing the building of an accessory
building without a primary residence to prevent the problems of hauling
so much equipment each weekend to enjoy and care for lots. She asked
the Planning Commission to set the standard for White Birch to consider.

2. A letter was received from Jim O'Connor requesting permission to split a 10 acre lot. Bridges is interested in knowing why O'Connor is asking to the split the land where he is. Bridges suggested that he be sent a letter saying that the issue will be taken up at the June meeting giving the PC time to go out and see the site. Hamilton handed over the request to Lambert to make the contact. Lambert stated that in the past splits went to the Assessor but now they go to the Planning Commission. If the Planning Commission should disallow it, they could take it to the ZBA.
4. E-mail was received from Michael Klutz of White Birch. He thanked the Planning Commission for its work so far in getting the accessory building without a primary residence issue approved. He thinks that the title of the structure might make a difference.
5. An E-mail was received from Judy Gute in support of the accessory building on a lot without a primary residence. She passed along some ordinance language that may be of help to the Planning Commission in handling this issue.

Old Business

1. Section 1512 and 1519 – The Township Attorney suggested that the paragraph containing the statement “every effort.....” in 1519 should be added to 1512, number 4, as section D with a change of wording. Discussion followed.
Lambert suggested replacing “every effort” with “it”. The Commission agreed. The statement “destroyed by unintentional means” was questioned. Lambert suggested “destroyed by any means other than voluntary removal”. Lambert explained that the purpose of these changes is to allow people with non-conforming lots to rebuild without seeking a variance from the ZBA. Hamilton will rewrite the ordinance to comply with the work so far and review it again with the Zoning Attorney. The language of 1512, number 4, B was discussed. Lambert suggested “other than voluntary removal” to replace “intentional”. This will also go to the Attorney.
2. Utility Buildings - Hamilton is mostly in favor of the proposed ordinance as written by White. Hamilton stated what he questioned and what he liked about it. Lambert wants to see a size limit to it. Not allowing electricity was questioned. Lambert shared the history of the issue. A discussion of the White Birch concerns was spear headed by Bridges. Lambert stated that the only requests for this utility building have been from the residents of White Birch. Bridges moved that the issue be dropped at this time. The motion failed for lack of a second. Hamilton

asked for the item to be tabled.

3. Section 1502 Accessory Buildings - Bridges submitted suggestions for bringing the Township into compliance with the current ordinance. The Planning Commission was pleased with the new language and will review the document. The issue was tabled for the next meeting.

New Business:

None

Public Comment:

1. Carey asked how strictly “across” will be adhered too in the changes to Section 1502? Bridges stated that Lambert could make that determination.
2. “I think that 75% of the people in White Birch are not opposed to the utility building concept. This is not uncommon in other townships. It is a recreational community. We need the support of the Lincoln Township Ordinances to give the White Birch residents a jumping off point for discussion of changing the CRs.”
3. “Putting these utility buildings on lots will increase the crime rate which will increase Township costs.” Bridges stated that the ordinances have to focus on the entire Township rather than just one sub-division. Hamilton stated that it was not the intention of the Planning Commission to do that.
4. “I’m concerned that once you open this up we will have more problems than we have now.”

Next Regular Meeting will be on June 15, 2010 at 7:00 pm.

Moved by Szczepanski and seconded by Bridges to adjourn the meeting at 9:03 pm. Motion Passed.

Secretary,

Gary Szczepanski

Attachment 1

Monthly Report Of the LINCOLN TOWNSHIP ZONING ADMINISTRATOR

April 21, 2010 to May 18, 2010

Approved Zoning Applications

Dorothy J Hoberek, 405 Maple St, fencing

Wayne Norbury, 5883 Oak Run, Lean To added to 12 x 24 existing pole barn

Mitchell Palkoski, 4681 Hemlock, 5 x 16 deck

Michael Ankney, 3806 S Finley Lake Avenue, Remodeling, 5 x 16 deck

Unapproved Zoning Applications

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, contacted Al by phone and will meet with him next time he is up here.

Zoning Violations

1. Kelly McCormick, possible fence encroachment of road right of way

Attachment 2

Monthly Report
Of the LINCOLN TOWNSHIP
BUILDING INSPECTOR

April 21, 2010 to May 18, 2010

Permits:

1. Stephen Dekett at 610 Judy Trail for a pole barn	\$206.01
2. Robert Lafferty at 628 Shingle Lake for a reroof	25.00
3. Charles Neitzler at 4865 Squirrel Run for a car port	91.84
4. Harold Johnson at 692 Shingle Lake for an addition	113.41
5. Marianne Bechtol at 1131 Lake for a deck	79.31
6. Scott Moreno at 4231 Mockingbird for a pole barn	178.00
7. Wayne Norbury at 5883 Oak Run for a lean to on a pole barn	90.16

Inspections:

- 4-10-10 Steven Dekett at 610 Judy Trail for a footing inspection
- 4-19-10 Charles Neitzler at 4865 Squirrel Run for a footing inspection
- 4-25-10 Marianne Bechtol at 1131 Lake for a footing inspection
- 4-29-10 Scott Moreno at 4231 Mockingbird for a footing inspection