

TOWNSHIP OF LINCOLN  
CLARE COUNTY P.O. BOX 239  
LAKE GEORGE, MI. 48633

Supervisor Ringley  
Clerk Majewski  
Treasurer West  
Trustee Branam  
Trustee Galloway

**Lincoln Township Planning Commission**

**Regular Meeting** - Tuesday, June 17, 2008 at 7:00 pm

**Roll Call :**

**Present** – Vice Chair Lewis, Liaison Galloway, Secretary Chapman, White,  
Recording Secretary House, Zoning Administrator Lambert, Building Inspector Mantei

**Absent** – Chair Bergey

**Public** – 11

**Approval of Minutes:**

Regular Meeting, May 20, 2008 – It was moved by Galloway and seconded by White to accept the minutes as corrected. Motion Passed.

**Approval of Agenda:**

Galloway asked that the pending ORV law be added. It was moved by Chapman and seconded by White to accept the agenda as amended. Motion Passed.

**Zoning Administrator's Report:**

(See Attachment 1) Rahl was contacted but nothing has happened. The Birch property will be visited on Friday. Two reports of a blight problem were received but the property owner has not been identified. The Township Attorney has sent a letter to Bacon giving him 14 days to begin clean up and show improvement. Another inspection will occur on June 30th.

**Building Inspector's Report:**

(See Attachment 2) Three complaints were received for 754 Forest stating that an accessory building on the property is too big. The overhang extends more than 1 foot therefore supported by posts which makes it a covered porch adding to the 120 sq ft maximum allowed without a building permit. Accessory building and pole barn building was a general discussion.

**Correspondence:**

1. A letter on a dock issue at 907 Arbor Drive was received. Concerned relatives were there and explained their case. Mrs. Shultz believes the concerns are from non-lake front owners and none of their business. "How do you take out a permanent dock?" "We don't have a problem with people using these steps". Lambert responded that he has looked into this complaint and was told that the dock was moved recently and therefore cannot be permanent. The Township Supervisor said you can have a common dock with a neighbor and the neighbor is the Township. Therefore Mr. Ringley feels there may be a compromise possible. Moved by White and seconded by Lewis to pen a letter to the Township Board from the Planning Commission asking them to allow a common dock at 907 Arbor in Woodmere Subdivision in reference to lot 1 and to have boat mooring only

on the property owner's side with liability and maintenance on the part of the dock owners. Motion Passed.

**Old Business:**

1. Both Water and Accessory Building issues are still on hold.
2. The Lawn Maintenance proposed ordinance was discussed. The issue will be put on next month's agenda.
3. On the issue of Exterior Lighting, Lewis stated that Harrison has an ordinance but Lewis couldn't find it. Complaints have come in so he is still working on it. The audience indicated their support of shields.
4. The issue of a Burning Ban was put on hold. An audience participant noted that many property owners like to burn leaves and would not support a ban.

**New Business:**

1. An ORV ordinance is expected to be passed by the State soon that will allow ORVs to be run on shoulders of roads. Townships can designate which roads they will be allowed on and a map will have to be drawn up to designate them. Golf carts are not included as an ORV. The intent is for ORVs to move from one trail to another and to access towns for something like gas. A hearing will be held when the maps are drawn up to get resident input.

**Public Comment:**

- Q. What is the issue with the overhang. I have the same problem and I have a permit to build my shed starting this week. I have an ok from the Township on my drawing and it clearly shows the overhang for a 4 foot porch.
- A. Mantei stated that he believes that what the roof line covers is considered a part of the structure and therefore included in the square footage.
- Q. What is the function of the variance committee? Why can't we bend a little?
- A. Lewis explained that this can't be decided at this meeting but the information will be taken down and a decision made at a later time. Confusion on the ordinance seems to be a problem here. Perhaps clarification is needed.
- Q. We don't need to spend more money on lawyer fees so we need to be more clear in our ordinances.
- A. Chapman stated that we need to research this some more.
- Q. Where do I go with this shed thing?
- A. We need to clarify this ordinance. You have written permission on your plan. We can't permit or not permit it. Mantei stated that no building permit is needed for 120 sq ft but with the overhang it is larger than 120 sq ft and would need a building permit and he can't get a building permit if it's over 120 sq ft. Lewis, we'll research it and get back to you as soon as possible.
- Q. Why isn't there a clear ordinance?
- A. We just got this tonight and we haven't had time to look at it. It could be perfectly clear soon but the ordinances on the books must be researched.

The next regular meeting will be July 15, 2008 at 7:00 pm.

Moved by Chapman and seconded by Galloway to adjourn the meeting at 8:16 pm. Motion Passed.

Secretary  
*Ron Chapman*  
Ron Chapman

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

May 20, 2008 through June 17, 2008

**Approved Zoning Applications:**

1. Alfred Bell of 515 Marys Lane for an 8’x10’ shed.
2. Robert Taylor at 3290 Cedar Road for a 14’x20’ deck.
3. Joseph & Catherine Licavoli at 691 Arbor Drive for a 120 sq. ft. shed.
4. Dave & Debbie Lewis at 372 W. Shingle Lake Drive for a roof over a deck.
5. Michael Benka at 2011 Bungo Trail for a storage building.
6. Bobby Cook at 621 Pine Street for a 20’x41’ steel carport.
7. Robert Wise at 207 Maple for a 22’x34’ garage.
8. Scott Verhelle at 353 Arbor Drive for a 24’x40’ pole barn.

**Un-approved Zoning Applications:**

None

**Building Without a Permit:**

1. Dan Rahl at 4896 Pine Run for a shed.

**Pending Zoning Applications:**

1. Lawrence Birch at 1703 Arbor for a storage barn.

**Ordinance Complaints:**

- Lake, Boat, and Dock Ordinance
  - A. Richard Olsen at 907 Arbor Drive
  - B. Raymond Dugess at 903 Arbor Drive
  - C. Joan Taylor at 381 Arbor Drive
- Blight Ordinance
  - A. Leah Parish at 3931 Monroe Road

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

### **Permits:**

- 5/13 T Coulter Improvement at 3531 Cedar for a deck.
- 5/14 Lake George Community Church at 515 Arthur Drive for a canopy.
- 5/24 Robert Taylor at 3290 Cedar for a deck.
- 5/26 Derck Heydenburg at 1725 Arbor for burn damage.
- 6/7 Kenneth Beougher at 980 Forest for a deck.

### **Inspections:**

- 6/13 Sush Bryant at 5518 Maple permit for a barn and a final inspection.
- 6/19 Ronald MacMillan at 1511 Laurel Lane