

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, July 15, 2008 at 7:00 pm

**Roll Call :**

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

**Absent** – 0

**Public** – 7

**Approval of Minutes:**

Regular Meeting, June 17, 2008- Moved by White and seconded by Galloway to accept the minutes as presented. One abstention. Motion Passed.

**Approval of Agenda:**

Accepted as presented.

**Zoning Administrators Report:**

(See Attachment 1) Discussion of the dock at 907 Arbor Drive occurred. It cannot be a common dock and therefore it needs to go to the ZBA for a variance hearing. Lambert did go out to see the Bacon property. Bacon has only done cosmetic cleanup and isn't in compliance. Pictures were taken and have been sent to the Township Attorney for further action.

**Building Inspectors Report:**

(See Attachment 2) There were no red tags this past month.

**Correspondence:**

None

**Old Business:**

1. Chair Bergey explained the purpose of the Research Worksheet to the public.
2. Bergey gave background on the issue of accessory buildings. The issue surfaced out of White Birch where they don't allow accessory buildings without a main residence. We're trying to allow a utility building on property without a residence under some circumstances. Galloway presented a list of definitions for utility buildings and how they might be applied to zoning districts. Rural and multiple-family residential categories could be accomplished with setbacks. Table A, Schedule of Regulations on p. 38 was used as a reference for floor area and number of floors. It was suggested to just add another column to the schedule to include R-1 and R-2 for utility buildings. More research will be done by White.

Chair Bergey put a priority on this topic. It was suggested to White that the issue could be handled in two stages.

3. The Water Drainage issue was tabled.
4. A change to the proposed Lot Maintenance Ordinance was handed out by White. Chair Bergey questioned going forward with the ordinance. He explained that it started with complaints last year and no one has complained since. Moved by Chapman and seconded by Galloway to table the issue and file the paperwork for future consideration. Yes (5) No (0) Motion Passed.
5. The Exterior Lighting issue was tabled.
6. The Burning Ban issue was discussed. Chair Bergey questioned if issue should be considered if the State is working on the issue. White passed out information for the Commission to read which he had summarized. White moved and Galloway seconded to table the issue. Yes (5) No (0). Motion Passed.
7. The Michigan Zoning Enabling Act amendments and Michigan Planning Enabling Act amendments were discussed. Bergey agreed to research the MZE act and Chapman will research the MPE act.

**New Business:**

1. The Bourdon variance request was reviewed. Lambert gave back ground on the issue and his recommendation. White moved and Lewis seconded to take the extension to the lower deck back to the footprint of the upper deck allowing for the original buffer zone, to drop the new 10' x 8' addition on the north side to no more than 8" above grade, and to leave the south side as it is. Yes (5) No (0) Motion Passed.

**Public Comment:**

- Q. Richard Olsen stated that he has the dock at 907 Arbor Drive and he pays taxes on this property. Why am I the lone stranger? My check is in the mail for the variance but you should make everyone pay who is not in compliance.
- A. It's a police ordinance and someone complained so that is why the Township is following up on it.
- Q. I'm going to turn in everyone else.
- A. You have the right to report any and all violations if that is what you want to do.
- Q. What is the overhang issue?
- A. There has been a question regarding the interpretation of that ordinance and the Township Board has requested that the Zoning Board of Appeals interpret it.
- Q. When you consider putting utility buildings on a lot please consider restrictions to esthetics.
- A. That is an issue we are looking at.
- Q. Private dock ordinance statements from other townships were presented by Roger Carey in relationship to the possible dock violation in Wigwaw sub-division.
- A. Bergey explained that the Lake, Dock and Boat Ordinance is not original but a compilation from other townships. Lambert stated that he was not given written proof about the legality of using the property in question for use of a private dock. Lambert said, "I'm not questioning the ordinance".

Moved by White and seconded by Chapman to adjourn the meeting at 8:50 pm. Motion Passed.

The next regular meeting will be August 19, 2008 at 7:00 pm.

Secretary,  
*Ron Chapman*  
Ron Chapman

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

June 18 through July 15, 2008

**Approved Zoning Applications:**

1. Matthew S. Gunn at Lot 10, Block 6 of Oakdale Resort-Lake Drive for a pole barn.
2. Lawrence C. Birch at 1640 Arbor Drive for a storage shed.
3. Cliff Branch at 5951 Bringold for a new house.
4. Charles and Mana Lutz at 5753 Maple Drive for a 10’x12’ shed.

**Un-approved Zoning Applications:**

1. Robert and Suzette Bourdon at 1718 Forest for a deck. A variance request has been filed.

**Pending Zoning Applications:**

None

**Ordinance Complaints:**

Lake, Dock and Boat Ordinance

1. Richard Olsen at 907 Arbor Drive was given a variance packet.
2. Raymond Dugess at 903 Arbor resolved the dock issue.
3. Joan Taylor at 381 Arbor Drive was given an extension.
4. Terry Tanner of Wigwaw Sub-division has a possible dock violation.

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

### **Building Permits**

- 6-10-08 David Lewis at 372 Shingle Lake Drive for a roof
- 6-14-08 Michael Benka at 2011 Bungo Trail for a shed
- 6-16-08 Robert Wise at 207 Maple for a garage
- 6-16-08 Don Peacock at 1836 Arbor for a demolition
- 6-17-08 Patricia Lubs at 2170 S. Jackson for a demolition
- 6-17-08 Scott Verhelle at 353 Arbor for a pole bam
- 6-18-08 Lawrence Birch at 1640 Arbor for a demolition
- 6-21-08 Rick Kibby at 1921 Arbor for a renewal

### **Inspections**

- 6-4-08 Luke Passick on Cedar for a final inspection
- 6-6-08 Donald Stieber at 531 Arbor for a final inspection
- 6-9-08 Jeff Currier at 141 Mansiding for a rough inspection
- 6-19-08 David Lewis at 372 Shingle Lake Drive for a footing inspection
- 6-20-08 Scott Verhelle at 353 Arbor for a footing inspection
- 6-25-08 Robert Wise at 207 Maple for a footing inspection
- 6-27-08 Michael Benka at 2011 Bungo Trail for a final inspection
- 6-30-08 Scott Verhelle at 353 Arbor for a final inspection