

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, August 18, 2009 at 7:02.

Roll Call:

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

Absent - 0

Public - 2

Approval of Minutes:

Regular Meeting, July 21, 2009 - It was moved by Hamilton and seconded
by Szczepanski to accept the minutes as corrected. Motion Passed.

Zoning Administrator's Report:

(See Attachment 1) A visit was paid to Witteg with a sheriff to talk about his
fence. The Pulvers have been offered dirt and equipment to create a berm.
So far nothing has happened. A letter has been sent to the Middleton's who
are downstate. Nothing has happened there either. The Taylor/Westphal
issue was brought up to date. It is still in the Township Attorney's hands.
The Attorney suggested that Township officials no longer discuss the issue
with the Westphals.

Building Inspector's Report:

(See Attachment 2)

Correspondence:

1. Courses offered by MTA were made available to the Commission.
Hamilton does not intend to attend.

Old Business:

1. Tobin asked the Zoning Administrator to explain the issue with accessory buildings. Lambert explained that the buildings that residents are seeking to erect near the water are for storing items they don't wish to take back and forth during the year. They don't always have a residence for it to be accessory to. The concern is for these buildings to be in compliance with future buildings that might be put on the property. A utility building could be the answer rather than calling it an accessory building and then put restrictions on it. What White, a former Commission member had proposed, seems confusing to the present Commission. Tobin doesn't want to see people put up barns and then live in them. The assessor could go out to see them and determine what class they really belong in for taxation. Before the next meeting, everyone needs to read the Ordinances and look for a statement that says that accessory buildings or utility buildings cannot stand alone on a piece of property. Come up with a statement that says they can be allowed if you cannot find such a statement. This issue was tabled until the next meeting.
2. Lambert opened the discussion of rebuilding in a footprint after a loss of property for non-conforming structures. The current ordinances treat homes differently than mobile homes. The cause of the loss should be specified in the ordinance change. A change should occur in 1512 and 1519 for clarification. Tabled for the next meeting.

New Business:

None

Public Comment:

None

The next regular meeting will be October 20, 2009 at 7:00 pm.

Moved by Tobin and seconded by Szczepanski to adjourn the meeting at 8:05 pm. Motion Passed.

Secretary,

Gary Szczepanski

Attachment 1

Zoning Administrator Monthly Report July 22, 2009 to August 18, 2009

Approved Zoning Applications

Ronald Cates, 403 Hunter Drive, Garage, House Addition
Sally McQueen, 1208 Arbor Drive, Garage
Joe Meadows, 240 S. Jackson, Accessory Building, Utility Building
Keith Chisholm, 615 Judy Trail, Garage
Donald Burton, 2791 S. Finley Lake Avenue, wood fence
Thomas Podeszunk, 682 Forest, Accessory Building

Ordinance Complaints

Fence

1. Michael Witteg, 2169 S. Jackson, areas over 6 foot requirement, rotting areas, non-approved materials in others, sent letter June 5th, June 12th, measured on August 13th, sent another letter August 14th
2. Charles & Sharon Pulver, 2179 S. Jackson, concrete fence, sent letter June 12th, August 12th

Structure Problems

1. Don & Shere Middleton, Silver Lake Store, Letter sent

Attachment 2

Building Inspectors Report – July 2009

Permits

Perry English at 908 Forest for a new building	\$266.56
Jerry Lansing at 5233 Wolf Lane for a deck	70.00
Precision Builders at 322 Oaktree for a covered porch	70.00
Don Abbott at 3460 Cedar for a pole barn	139.12
Larry Yahnka at 203 Maple for a roof repair	70.00
Pioneer Pole Buildings at 1208 Arbor for a new building	187.76
Pioneer Pole Buildings at 240 S. Jackson for a pole barn	178.00
Yoder Builders at 4587 Pine Run for a sunroom	90.80

Inspections

7-7-09 Jerry Lansing at 5233 Wolf Lane for a footing inspection
7-8-09 Steve Dekett at 610 Judy Trail for a rough inspection
7-13-09 Steve Bryant at 4561 Oak Run for a rough inspection
7-19-09 John Hudson at 355 Mansiding for a rough inspection
7-26-09 Steve Chapman at 2871 Finley Lake for in inspection
7-27-09 Ted Mattonen at 2779 Lake George for a rough inspection