

**Lake Township Planning Commission  
Special Meeting Minutes  
September 29, 2022**

The Lake Township Planning Commission held a special meeting on Thursday, September 29, 2022 at 6:30 pm at Lake Township Hall ( 5153 Scenic Hwy, Honor MI).

J. Rothhaar called the meeting to order at 6:30 pm

**Members Present;**

John Rothhaar                      Mark Janeczko                      Carl Lightfoot                      Kyle Orr                      Jackie Randall

**Others Present;** Bob Blank (Township Zoning Administrator), Dottie Blank (Township Clerk), Maureen Jeannot (Recorder), Rick and Sharon Frank, Dusty Christenson (Mansfield Land Use), Candi Shinaberge, Bev and Niel Palmer, Mary and Jim Rogers, Mike and JoAnn Tarkington, Sharon Foley and Tristan Rogers.

**Approval of Agenda;** None. Agenda accepted with addition of Meeting Minutes.

**Meeting Minutes;** Minutes from the Regular Meeting September 15, 2022 were approved as presented.

**Park Ridge Planned Residential Development;**

**Introduction;** The Development, owned by Developer Rick Frank, is about 20 acres in R2 Zoning for single or two family residences on 1 acre lots. Rick Frank has applied for a special permit to build 10 residences on 1/2 acre lots where the remaining acreage is shared as common area by the 10 units and would be left in its natural state. The Health Department and Fire Department have evaluated the development. A soil erosion permit has been granted. Lake Township Planning Commission hired an engineer to review the plan (on file).

**Open Public Hearing;**

Developer Presentation; Dusty Christenson presented an overview of the site plans.

Public Comments or Questions;

Q; Who owns the access road. A; Jim & Mary Rogers

Q; Regarding the letter from the Fire Department, are there 'bump outs' on the road to allow emergency vehicles ease of access? A; The paved surface of the road will be 24 feet in width which is sufficient and follows code.

Q; Who retains ownership of the common area during development? A; There will be a Home Owner's Association created.

Q; What will be in place to control diversion of storm water? A; The loop road contains an internal ditching system that directs water to a storm basin. Individual lots will be required to handle their own storm water.

Q; Has health department tested soil? A; Yes, all soil tests passed and are suitable for septic fields.

Q; Has the developer acquired all permits? A; Yes. Some permits are granted after projects are approved.

Q; What will happen if storm water leaves home owner's lot? A; State laws are in place to protect other property owners.

Q; Are street lights planned? A; No

**Public Hearing Closed**

**Discussion and Possible Action on Site Plan Application and Special Land Use Permit;** The planning commission members were polled to determine if any had a conflict of interest in voting on this Land Use Permit. There were none.

Motion by Kyle Orr to approve the development with the following conditions:

- 1) All state and local permits are acquired and met.
- 2) A copy of the home owner's association bylaws and restrictive covenants are submitted to the Zoning Administrator of Lake Township.
- 3) Lake Township be provided confirmation that the planned road is satisfactory to the Fire Department.

4) Lake Township must be provided a letter of credit, for the limited purposes of assuring that funds are available to address run off problems, erosion and other issues that may come up in the event that the project is not completed.

Roll Call Vote: Mark Janeczko-aye, Kyle Orr-aye, John Rothhaar-aye, Carl Lightfoot-aye, Jackie Randall-aye  
Motion passed.

**Adjournment:** Meeting was adjourned at 7:41 pm. The next meeting is November 17, 2022 at 6:30 pm

Respectfully submitted  
Maureen Jeannot, Recording Secretary  
September 30, 2022