

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 December 21, 2010 at 7:01.

Roll Call:

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

Absent - 0

Public - 3

Approval of Minutes:

Regular Meeting, October 19, 2010 - It was moved by Hamilton and seconded by Graham to accept the minutes as corrected. Motion Passed.

Zoning Administrator's Report:

(See Attachment 1) The Taylor issue is set for Spring to allow the judge to come out to the property to personally see where the dock is put back in. Morgan has removed the trailer home on his property as salvage.

Building Inspector's Report:

(See Attachment 2)

Correspondence:

1. A letter was received from LSL Planning Consultants asking for Planning Commission business.

Old Business:

1. Lighting Ordinance - Tobin said the Neighborhood Watch is interested in having as much lighting as possible. Hamilton stated that the purpose of

this proposed ordinance is to prevent the lighting of one property from spilling over onto the neighbors property. Wentworth stated that some people feel that a lot of lighting is protection but some studies have found that thieves target well lighted areas because they also need to see well in order to get in and out of a property quickly. Motion lights can be more effective. Section 2 is too be eliminated since it is felt that such rules are not enforceable. Hamilton feels that all that is really needed is a statement saying that all lights should be shielded. Szczepanski disagreed saying that there is a need to look to the future. The proposed ordinance will be retyped and resubmitted to the Planning Commission.

2. Accessory Buildings - Hamilton provided suggested changes for Section 1502 on page 49. Needs rather than wants were discussed. Lambert stated that he is in favor of limiting the size of at least two of the three permitted accessory buildings. Tabled for the next meeting.
3. Contiguous Definition - Hamilton offered a proposed definition. Suggestions were made. Szczepanski moved and Tobin seconded to accept the definition of contiguous as revised. Roll Call Vote – Hamilton (Yes), Szczepanski (Yes) Tobin (Yes) Wentworth (Yes) Graham (Yes) - Motion Passed.

New Business:

1. Election of Officers - Szczepanski moved and Tobin seconded to elect Hamilton as Chair. Yes (4) No (0) Hamilton abstained, Motion Passed. Hamilton moved and Wentworth seconded to keep Szczepanski as Secretary. Yes (4) No (0) Szczepanski abstained. Motion Passed. Hamilton moved and Tobin seconded to elect Graham as Vice-Chair. Yes (4) No (0) Graham abstained. Motion Passed. Hamilton moved and Tobin seconded to appoint Szczepanski as Liaison to the ZBA. Yes (4) No (0) Szczepanski abstained. Motion Passed. Hamilton moved and Szczepanski seconded that Wentworth be appointed as alternate to the ZBA. Yes (4) No (0) Wentworth abstained. Motion Passed.

Public Comment:

1. Roger Carey informed the Commission that Kim Smith, as Chair of the ZBA, has not refused to hear variances but is simply out of town a lot for his job.

Next Regular Meeting will be on January 18, 2011 at 7:00 pm.

Moved by Hamilton and seconded by Wentworth to adjourn the meeting at 8:35 pm. Yes (5) No (0) Motion Passed.

Secretary,
Gary Szczepanski

ATTACHMENT 1

MONTHLY REPORT Of the LINCOLN TOWNSHIP ZONING ADMINISTRATOR

October 20, 2010 to December 21, 2010

Approved Zoning Applications

1. Mary Lou Brown, 800 McMorris Trail, Pole Barn Garage, 20' x 36'
2. Judith Labus, 3810 W Cedar Road, House Addition, 16' x 16'
3. White Birch Lake Estates, 4730 Lake Road, 80 sq. ft. storage shed
4. Donald & Shirley Spicer, S. Finley Lake Road, New House 28' x 52'

Zoning Applications not approved.

1. Brian & Linda McNeil, 2091 Laurel Lane, Pole Building, 30' x 40', variance applied for, ZBA January 6, 2011, 7 P.M.

Ordinance Complaints

1. 3931 W Monroe Road, letter sent to U. S. Marshall Service but returned

Zoning Violations

1. Joann Taylor, 381 Arbor Drive, dock setback violation, Trial Date October 18th. Carried over to the spring of 2011 when dock is placed in the water.

ATTACHMENT 2

**MONTHLY REPORT
Of the LINCOLN TOWNSHIP
BUILDING INSPECTOR**

October 2010

PERMITS

Sandra Kay Haime at 2974 Ojibway Trail for a demolition	\$70
Bill Frank at 5837 Oak Run for a roofing	\$25
George Straus Builders at 2294 Jefferson for a pole barn	\$130.38
Ann Parker at 2397 Laurel Lane for a roofing	\$25
Sherman Builders at 3921 Easy Street for a roofing	\$25
John Manley at 4341 Mockingbird for a roofing	\$25

INSPECTIONS

10-1-10	Michael Graham at 4681 Teaberry for a deck	final
10-4-10	Sandra Kay Haime at 2974 Ojibway	red tag
10-9-10	Ann Parker at 2397 Laurel Lane	final
10-14-10	George Straus Builders at 2294 Jefferson	footing
10-25-10	Bill Frank at 5837 Oak Run	final
10-29-10	George Straus Builders at 2294 Jefferson	final