

Lake County Planning Commission
September 21, 2015
Minutes

Meeting Called to order at 3:00 p.m.

- 1) Roll Call: Present: Gwen Warren, Kelly Weaver, Tom Ellis, Ernie Wogatzke, Seth Hopkins arrived at 3:05, Don Arquette arrived on 3:19 Absent: Commissioner Colleen Carrington-Atkins
- 2) Approval of Agenda: Tom E. made motion to approve agenda, 2nd by Gwen W. motion carries
- 3) Approval of Minutes: Tom E. and 2nd by Kelly W with the change that Commissioner Colleen Carrington-Atkins arrived at 3:07.
- 4) Presentation: Verizon and ERS Telecom Properties-Verizon and ERS Telecom Properties distributed blue prints for the construction of a cell tower in Sweetwater Township on the property of Karie M. Truran and Phillip S. Truran. Sweetwater Township at time of meeting had already given approval. Tough to estimate the range of the tower with trees and topography. Possibly the range could be estimated at 3-5 miles, but designed to cover 10 miles. Citizens will have access to internet through Verizon services. A separate company (ERS) is putting in the tower and will be the owner. It is designed to have multiple providers. Question was asked by Commission if they are working with MI Connect, which they are not. ERS was referred to Larry Lewis who had been working closely with MI Connect and Business Association of Lake County to get a variety of providers for high speed internet in Lake County. The timeline for completion of the tower is approximately this time next year.
- 5) Member Reports-No reports
- 6) Current Business
 - a. By-Laws- General discussion ensued about what was done last meeting. Some confusion on wording. Nothing was changed from last meeting. Ernie W. was and is in charge of drafting changes for approval. The Commission continued discussion at "Deputy Secretary" for proposed changes.

Motion for 5 minute recess by Ernie W. and 2nd by Gwen motion carries.

Verizon and ERS Telecom Properties were brought back before the Commission for some clarification of what they wanted from the Commission. It was brought to ERS' attention that the Commission needs to approve the permit. Upon further discussion and in accordance to Lake County Ordinance #21, Wireless Communication Tower Ordinance, a wireless communication facility is subject to site plan approval by the Lake County Planning Commission. Don Arquette made a motion to approve the site plan on the condition that ERS Telecom Properties will have all documentation in accordance to the Lake County Ordinance #21 on file with the proper departments. 2nd by Tom Ellis, motion carries. Seth H. will compose a letter for ERS Telecom Properties stating the approval of the site plan.

General discussion ensued of how the Commission needs to be more aware of what ordinances, and such, are pertinent. We need to find ordinances that pertain to the Planning Commission so that the

Commission can be better prepared for business that might involve the Commission. Ernie W. will follow up.

- a. By-Laws Continued- Meeting times need to be changed on page 7. On page 8, last sentence in second to last paragraph change "coast" to "cost". Typo on page 9, 2nd sentence from end of the first paragraph change "he" to "the". Page 13, 4/b/2 quorum needs to be half plus 1. Page 14 c/2 change "you" to "your" and "boarder" to "border". At this point there was a motion by Kelly W. and 2nd by Gwen W. to stop after page 14 and continue next meeting on page 15.
 - b. Housing Policy- Gwen W. attended Baldwin Housing Commission meeting on 9/1/15. She questioned why it was called "Baldwin" Housing Commission. There was nobody who knew the history of why. The Baldwin Housing Commission is aware of problems with housing and housing inspections, "sub grade" housing, and low income housing. Inspections are really up to County Inspector and not Baldwin Housing Commission but there has not been any communication. Gwen W. provided some housing inspection forms to the Chair. Baldwin Housing Commission uses HUD inspection guidelines. Baldwin Housing Commission is focusing on Senior housing. Offered support to the Lake County Planning Commission to help create a County Housing Commission and look at family housing. Gwen W. will check with Clerk to see what is on file for housing policies.
- 7) New Business-No new business, but researching ordinances pertinent to Planning Commission should be put in new business.
 - 8) No Public Comment
 - 9) Next Meeting: Third Monday, October 19, 2015 at Commissioners Room.
 - 10) Adjournment, Motion from Gwen W. 2nd by Tom E, motion carries. Adjournment 4:55 p.m.

Respectfully Submitted by: Seth Hopkins, Secretary