



**CITY OF WALLED LAKE
PLANNING COMMISSION
TUESDAY, MARCH 14, 2023**

The Meeting was called to order at 7:30 p.m.

Pledge of Allegiance led by Chairman Wolfson

ROLL CALL: Owsinek, Whitt, Wolfson, Robertson

ABSENT: Novak, Palmer, O'Rourke

OTHERS PRESENT: Confidential Assistant Jaquays, Planning Consultant Ortega, City Attorney Vanerian, City Clerk Stuart

**PC 03-01-23 MOTION TO EXCUSE PLANNING COMMISSIONER
O'ROURKE FROM TONIGHT'S MEETING**

Motion by Robertson, seconded by Owsinek, CARRIED UNANIMOUSLY: To excuse Planning Commissioner O'Rourke from tonight's meeting

REQUESTS FOR AGENDA CHANGES:

APPROVAL OF MINUTES:

**PC 03-02-23 APPROVAL OF THE FEBRUARY 14, 2023 PLANNING
COMMISSION MEETING MINUTES**

Motion by Robertson, seconded by Owsinek, CARRIED UNANIMOUSLY: To approve the February 14, 2023 Planning Commission minutes

AUDIENCE PARTICIPATION:

Kenneth Holmes, 905 E. Walled Lake Drive – said he is against the idea of building sheds on lake properties. Mr. Holmes opined that with sheds constructed, it creates obstruction to the lake view.

Jason Easter, 903 E. Walled Lake Drive – said he is opposed to the idea of accessory structures on waterfront lots.

COMMUNICATION:

Jerry Anderson, 127 S. Pontiac Trail –

*Dear Planning Commission Members,
Would the (1) accessory structure apply to both vacant and improved lake front lots? The current 30 foot setback should apply to the deeper lots around the lake as to not block a neighbors view when adequate yard space is available.
Most lots along East Lake Drive are narrow and the 10 foot setback seems reasonable.*

*Thanks
Jerry Anderson*

Cindy Easter, 903 E. Walled Lake Drive –

*To the City of Walled Lake,
I am writing in reference to the public hearing for considering ordinance amendment to Chapter 51 for accessory building on detached lake front properties. I respectfully disagree with those that say it is their property they can do what they want. If that were truly the case then the City of Walled Lake would not have ordinances in place at all. I moved to Walled Lake 30 years ago intentionally, as my husband and I had opportunity to buy lakefront in Novi or Walled Lake. We choose Walled Lake mainly over Novi due to the unobstructed views.*

The sunsets and sunrises are breathtaking. Walled Lake website references that Walled Lake was established by Indians that enjoyed the lake much of how it is still enjoyed today. We have walking and biking paths around the lake that connect to other trail ways. The idea of allowing structures to block views is not just for homeowners but all residents that enjoy the lake views. From a planning perspective, our lake is the one draw/advantage we have over other cities to bring people to our city.

In essence, the detached lake front lots become our front yards. There are ordinances that prohibit accessory buildings in front yards. In addition, we cannot store vehicles or boats on these lots, as they are obstructive. We have a fence ordinance that does not allow for decorative fences taller than 3 feet. There are residential setbacks to keep us from building a home too far out not to obstruct our neighbors' views.

I would agree there are a few exceptions where those on 100-foot lots could have a shed that would not result in blocking views. I DO NOT agree that on 50-foot lot or smaller we should allow sheds, as it would obstruct views on smaller lots.

All current homeowners have purchased their homes with the understanding that no accessory building is permitted on the detached lakefront lots. For generations The City of Walled Lake has maintained these guidelines to keep our lake beautiful and allow everyone to enjoy the views. Changing this ordinance to allow sheds on detached lakefront lots breaks the trust that Walled Lake has established with homeowners by historically not allowing for any accessory buildings on such lots to block views. In additionally, this practice has been supported by other

ordinances that are in place for fencing and storage that support no obstruct views. I ask that the board truly consider the negative impact this change could cause to our residents and to maintaining the beauty of the lake.

Cindy Easter

Kelly Tome, 825 E. Walled Lake Drive –

To the City of Walled Lake Planning Commission:

I am writing this letter pursuant to Section 24.02.b of the City of Walled Lake Zoning Ordinance for amending to Chapter 51, Zoning of Title V to amend Article 21.10.

The reason for my letter is to oppose the amendment to allow permit structures on the waterfront lots. Allowing these structures and buildings to be built will permanently block the views of each resident's homes along East Walled Lake Drive their nearby neighbors. There is a current a zoning in place so this does not happen so our lake side property does not block our beautiful views of sunrises, sunsets, watching our families play and watching boaters on the lake, which is what Walled Lake is all about our beautiful views of our lake. By allowing this amendment this will block of views for the reasons why we purchased our homes in Walled Lake. The current zoning ordinance is in place now for the fence heights and shrubs so why would the city even consider allowing residents to build a structure to block lake views.

When I purchased my residents, I choose Walled Lake over the Novi side specifically because the residents could not build anything on the lakefront side to obstruct the resident's views.

Please do not let this amendment pass to block the resident's views of the lake.

Kelly Tome

PUBLIC HEARING:

1. Proposed Zoning Amendment to Waterfront Lots

7: 45 PM Open Public Hearing

Adrian Hill, 162 S. Pontiac Trail – said he spoke last year in support of his neighbor's variance request for a proposed shed. Mr. Hill opined that the shed is beautifully done and compliments the landscape. Mr. Hill said he believes the construction of the shed was to allow better access to storage for children and family. Mr. Hill noted the traffic on Pontiac Trail and other parts of the lake do get busy.

Kenneth Holmes, 905 E. Walled Lake Drive – said the property that Mr. Hill referenced sits lower than the road. The shed that is constructed does not block the public's view of the lake. Mr. Holmes opined that changing the view of the lake is not a good idea.

Deborah Homes, 905 E WL Drive – expressed her concern with a potential increase of tiki huts and that people will party on the weekends. Mr. Homes said another concern is the maintenance and care of the sheds and that could create an eye sore. Mr. Homes said another concern is if the sheds are full and storage begins to increase on the lakefront lots, how will that be regulated.

Jason Easter, 903 E Walled Lake Drive – asked for clarification on what is being discussed this evening.

City Attorney Vanerian said a proposal came out of the February planning commission meeting to review/amend the City's zoning ordinance to allow accessory structures on lakefront lots. Mr. Vanerian said the proposal was presented to City Council, and some council members expressed that they would first like to receive input from the public. Mr. Vanerian said City Council recommended the Planning Commission hold a public hearing to receive input from the public on a potential ordinance amendment. Mr. Vanerian said nothing has been drafted. Mr. Vanerian said if Council decides to move forward with drafting an ordinance, that process includes a first reading at City Council and then a public hearing held at Planning Commission, and then a second reading at City Council.

7:55 PM Close Public Hearing

Chairman Wolfson asked what is the current process to construct a waterfront shed?

Planning Consultant Ortega said an accessory structure cannot exist on a property without a principal use of the property.

Planning Commissioner Whitt clarified the planning commission did not vote to draft an ordinance. Mr. Whitt said City Council did not vote to draft an ordinance. Mr. Whitt said that the commissioner who presented his proposal is not present this evening.

Planning Commissioner Owsinek said we are here tonight to receive public feedback.

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

COMMISSIONERS COMMENTS: NONE

**PC 03-03-23 MOTION TO REPORT TO COUNCIL THAT THE PUBLIC'S
FEEDBACK WAS OPPOSING CHANGE TO THE ZONING
ORDINANCE**

Discussion

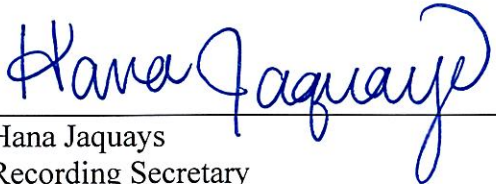
Planning Commissioner Whitt suggested the board provide more time for feedback considering that the commissioner who presented the proposal is not present this evening.

Motion by Owsinek, seconded by Robertson: To report to council that the public's feedback was opposing change to the zoning ordinance

AYES: (2)	Robertson, Owsinek
NAYS: (2)	Whitt, Wolfson
ABSENT: (3)	Novak, Palmer, O'Rourke
ABSTENTIONS: (0)	

PC 03-04-23 ADJOURNMENT

Motion by Owsinek, seconded by Robertson, CARRIED UNANIMOUSLY: To adjourn the meeting at 8:13 p.m.



Hana Jaquays
Recording Secretary



Neal Wolfson
Chairman