

PC Report to the Lake Township Board  
Covering the February 19 2026 Sketch Site Plan Meeting

The Lake Township PC held a special sketch site plan meeting on February 19, 2026. Members in attendance: Patricia Riss, Charlene Sutherby, Kim Chase, Scott Hassler, Mark Zaroff and Kevin Rose. Also in attendance was Township Supervisor, John Hibbard.

The Committee reviewed the preliminary sketches submitted by Martin Balla and Mariah Hanes for Prebuilt Sheds LLC (Parcell # 006450-029-0000) The proposed new construction building would be used to build sheds, out of the elements year-round.

After Martin provided a synopsis of the proposed building, each member of the Planning Committee was given the opportunity to ask questions regarding the proposed construction. Both Martin and Mariah were also given opportunities to ask questions and provide clarification.

Although this was a sketch site plan meeting, the process outlined in the Lake Township Ordinance Book, Section 414, along with the associated checklist, was used to determine whether the proposed plan violated any current ordinances. The proposed plan was found to be in compliance with all current ordinances except one: the required buffer area between parcels, which the owners possess for both properties.

Both the owners and the committee are aware of this issue and are considering potential solutions to address it. Overall, the meeting appeared to be productive for both the owners and the committee.

On a personal note, I feel obligated to remind the Board that the Planning Commission serves an important role in township government. Its purpose is to act as an advisory and administrative body responsible for guiding land use, development, and growth in accordance with the township's long-term master plan.

While the Township Board is not required to utilize the Planning Commission and is fully within its authority to act independently, doing so places the responsibility for those decisions directly with the Board. For that reason, I respectfully encourage each member to consider utilizing the

Committee's expertise and review process. Doing so can help reduce potential legal risks and costs, while also strengthening transparency and community relations.

Please submit in writing any potential ordinance changes or additions that you would like our committee to review by March 13th.

The next scheduled PC meeting is March 19

Respectfully submitted.

Kim Chase

Planning Commission Chair

Meeting Time: 1:00 PM