

**Laketon Township Planning Commission  
May 13, 2026 Regular Meeting-APPROVED**

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**CALL TO ORDER:** Chairperson Bob Marine called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE:** Pledge was led by Chairperson Bob Marine.

**ROLL CALL:**

- Present: Eric Anderson, Chris Simpson, Paul Hoppa, Dave Mieras, Bob Marine, Suzanne Hayes, June Earhart
- Absent: None
- Also present: Zoning Administrator Heidi Tice, Township Supervisor Kim Arter, Recording Secretary Melissa Coates, 10 township residents

**APPROVAL OF AGENDA:** Dave Mieras moved to approve the agenda as presented. Chris Simpson supported the motion. Motion carried.

**APPROVAL OF MINUTES:** Suzanne Hayes moved to approve the minutes of April 8, 2026 meeting with word change from “pairing” to “paring”. June Earhart supported the motion. Motion carried.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY:** NONE

**CORRESPONDENCE**

- **Monthly Permit Reporting:** ZA Tice presented her permits report.

**NEW BUSINESS:**

**Site plan review for 3470 Memorial Drive – shed on commercial property**

- ZA Heidi Tice talked about what the business is and that it is not an actual retail store front. They make the product there and take it to craft sales and sell online. No traffic to this location. Since that is the case, they will not need a full-size dumpster, needing the use of the full dumpster pad required of a commercial business. She stated they want the shed for lawn equipment.
- Bob Marine asked if it will be on the existing 10x10 pad?
- ZA Tice states yes and they will add to it to fit the pre-fab shed.
- Eric Anderson made a motion to approve the addition of the shed. Paul Hoppa supported. Motion carried.

**NEW BUSINESS:**

**Site plan review for 1343 Whitehall Rd – Proposed play area for new daycare**

- ZA Heidi Tice ~~talked~~ (said) it was going to be offices originally, but there ended up being a lot of fire and building violations, ~~that~~ the new owners are taking care of them. The state license for child care requires a play area.
- Jeremy Santose (690 Glenwood) the owner said they are fixing the disrepair and getting the interior ready for renovations. The state has approved the set up for child care with the play area not being

connected to the building, but having parking lot in between. They have thought about a retractable fence that can go up with the children are outside, as well as signs.

- Eric Anderson asked could the play area be moved closer to the building.
- Jeremy Santose said they thought about that, but they are hoping in the future to have a bus, ~~and~~ (however moving the playground) ~~by doing that it~~ would make maneuvering a bus in the smaller parking lot tricky.
- Paul Hoppa suggested having a person standing outside, watching traffic ~~in the lot while the children are outside playing.~~ (while they children are traversing from the building to the playground and from the playground to the building)
- Eric Anderson asked what is going on with the sign?
- Jeremy Santose said they were thinking about wrapping the sign, but would do whatever is needed.
- June Earhart asked the anticipated opening.
- Jeremy Santose said Mid-August.
- Suzanne Hayes asked how they are going to handle traffic.
- Jeremy Santose said that child care centers are not like schools, they arrivals and departures are staggered, so there should be no effect on traffic.
- Suzanne Hayes made a motion to approve the site plan for 1343 Whitehall Rd. Eric Anderson supported. Motion carried.

#### **OLD BUSINESS:**

##### **Proposed shipping container language from the Township Board**

- ZA Tice said she was still waiting for full verbiage from attorney yet. She said that per Chris Hall (Township Building Inspector) that currently there are no building requirements for shipping containers, but the state has something coming up. However, it is not in effect yet and she doesn't know the date as of now.
- Eric Anderson mentioned that in the proposed verbiage from the state they don't refer to them as shipping containers, but as intermodal shipping containers. And that maybe we should change our verbiage to match theirs.
- Chris Simpson made a motion to table the discussion until we have the language from the lawyer before presenting to the Board of Trustees. Suzanne Hayes ~~supporter~~ (supported). Motion carried.

#### **PUBLIC COMMENTS:**

- Brenda Endelman (1015 Greenbriar) spoke on why she would like the township fence ordinance to go from 6 foot to 8-foot. Saying it would significantly cut down on traffic noise, bike path noise and give her yard a more peaceful setting.
- Roger and Gayle Scanlon (1030 Greenbriar) mentioned that with some recent storms, trees have had to come down due to damage and without them the noise has dramatically increased. Noise is from traffic and increase in bike path usage. Mentioned that there have been quite a few incidents of vehicles getting broken into.
- Adam Swain (1016 Greenbriar) wrote a letter that was read by Gayle Scanlon. It stated an 8ft fence would be good for high noise cancelling from traffic noise as well as bike path noise. There has been an uptick in domestic disputes on the bike path, as well as people routinely breaking into vehicles.
- Holly Anthony (1016 Greenbriar) spoke on the volume of the traffic on the road as well as the bike path. She said that she currently has a 6-foot fence and that her back yard get so loud that they have to stop conversation in order to let traffic die down before they can hear each other. She also stated that people can see over her

fence and she does have some concern of people seeing her daughter in the back yard. Believes an 8-foot fence would be an improvement.

- Robert Blawat (1015 Cavalier) spoke in support saying he would rather see a fence than trees. If the fence is nice and the residents are putting them up and not asking for money from the township doesn't see why they shouldn't be allowed. He said his vehicles have also gotten broken into, but his cameras don't show teenagers, they have shown adults breaking into them.
- Bob Marine suggest the fence ordinance be put on the agenda for the June meeting. The remaining PC agreed.
- Kim Arter (Township Supervisor) updated the PC on the Horton Park renovations. The kayak and skid pier have been put in. Asphalt work being done. The boat launch is delayed due to the Verizon/Frontier lines needing to be removed. Lines (that) have been cut need removing. Also need to dredge as it is 2ft deep. Have to go through Egle EGLE (The department of Environment, Great Lakes, and Energy) and the Army Corps of engineers to get the permit approved. Will take about 90 days.

#### **BOARD REPORTS:**

- **Board of Trustees-Eric Anderson-** Township clean-up day was Saturday May 9. There were 311 loads. It was busy all day. Reeths-Puffer football team came out, but wished they had been given some sort of training or a run down on how the day was going to go.
- **Zoning Board of Appeals – Suzanne Lockwood-Hayes** updated the PC on the April 23 ZBA. The variance was granted to put the accessory building in the front yard based on the topography of the land being a hardship.

#### **Adjournment:**

- Dave Mieras made a motion to adjourn the meeting. Chris Simpson supported the motion. The motion carried and the meeting was adjourned at 7:17 p.m.

Respectfully Submitted:

Melissa Coates  
Recording Secretary