

Regular Meeting  
Lafayette Township Zoning Commission  
Safety Services Building 6:30pm  
Tuesday, March 11th, 2025

Chairperson Nick Kittle called the meeting to order at 6:30pm. Roll call: Praisler, Kittle, Morse, Kassouf-alternate, Aylsworth, & Weinerman-alternate. Absent was Burmeister, alternate Tim Kassouf was seated. Sign in sheet was passed.

Meeting minutes from 2/11/25, did everyone have a chance to review those? Any questions, comments, or changes. There is a place where “coping” is in place of “copying” please correct, on page 2. Any other corrections or additions, space by Bill Thorne’s name. Can I have a motion to approve the meeting minutes as corrected?

Brian Morse made a motion to approve the meeting minutes as corrected. Joe Praisler seconded this motion. All voting in favor.

**Zoning Inspector report from Sherri Meinke.**

- Slow month, only six permits.
- We received our first variance for 2025. It is for the expansion of Lafayette Market. The hearing will be held on March 18<sup>th</sup>.
- Trustees held a public meeting regarding the Hunter Drive issue.
- Property on Technology Lane has been purchased, they were to present their proposal this evening, but they are delayed due to paperwork. They did have questions about the parking requirements.
- I received multiple phone calls today about a rumor out there about a 60-bed group home around Spencer Lake & Erhart Rd., this is not true. What is in the works is the following:
  - Talked to SHC, Society for Handicap
  - Property was left to SHC, approximately seventy acres.
  - The proposal is to build two separate group homes of six beds each.
  - Sherri will set up a meeting with them.

**Public Participation: None**

**New Business:**

Joe has information regarding definition of side yards and rear yards. Discussion about our current definition of rear lot which does not differentiate between residential or

Regular Meeting  
Lafayette Township Zoning Commission  
Safety Services Building 6:30pm  
Tuesday, March 11th, 2025

commercial rear lots. Discussion about lot definitions & visual explanation of certain words. Suggestion to ask the ZI as to whether the definitions are clear or whether it would be helpful to have drawings/visuals? Discussion with the ZI as to how she feels, she stated she is fine so far. Any other new business?

Unfinished Business:

- Footer Certification update/discussion.
  - Section 806.H was read out loud.
  - The Zoning Inspector/Sherri shared a sample of a completed footer certification to all ZC board members/alternates.
  - The question about how we produced the current wording , it was in a resolution that the Trustees passed in 2017.
  - Why is there a need for a consultant? The footers need to be certified as correct by someone who takes legal responsibility, a surveyor or engineer.
  - Difference between determining whether something is structurally sound versus in the correct location.
  - There was an issue where a house was built too close to the lot lines setbacks. We as a township want to ensure that the location is within the required setbacks.
  - We have discussed previously this should not be used in every case, only when a structure is being built within a percentage of a lot line or setback.
  - Discussed the history of when this resolution was adopted, what the intent was. The intent was this certification was to be used for homes built within planned unit developments which have smaller lot sizes than rural residential districts. The Trustees would like a recommendation from the Zoning Commission as to what they feel is the best way going forward to utilize footer certifications and to clarify the language.
  - Discussion amongst the ZC board members as to ideas on how best to implement this going forward.
  - How do we want to apply it to PUDs, how do we want to apply it to regular lots? Discussion about the benefit of making it a uniform regulation for all.
  - Discussion about who Lafayette Township uses as a consultant regarding footer certification. We currently use Lewis Land Professionals.
  - Discussion about how the footer certification works with regards to a building permit.

Regular Meeting  
Lafayette Township Zoning Commission  
Safety Services Building 6:30pm  
Tuesday, March 11th, 2025

- Discussion about 10% of the setback for both Rural Residential and PUDS, also include variances within the 10% figure. Anytime you build within 10% of the setback you would be required to obtain a footer certification. Most variances will automatically require a footer certification if they fall within that 10% of the setback. In all Districts within Lafayette Township, anytime you build within 10% of the setback you would be required to obtain a footer certification.
- Tim Kassouf made a motion that we modify the zoning footer certification requirements as discussed, that in all Zoning Districts anytime you build within 10% of the setbacks, including variances, you would be required to obtain a footer certification. Brian Morse seconded this. All voting in favor. Motion passed unanimously.
- Community Input:
  - Could we have a table at the Firefighter's Breakfast where we gather community input? Clear it through the Firefighter's Association.
  - Keep it short & simple.
  - For Lafayette Township Residents Only.
  - What do you like about Lafayette Township?
  - Why did you move to this area?
  - What is your vision for Lafayette?
  - What do you want to do w/Lion's Park? Do you know where Lion's Park is?
  - What does rural mean to you?
  - Do you have any comments?
  - What do you think about more commercial development on Route 42/Rte.162?
  - What more does Lafayette need ? Rank 5 the greatest need, 1 the lowest need. More commercial, more residential, more industrial?
- Removal of Chippewa Lake Overlay text & map
  - The park district owns most of the area which was under the Chippewa Lake Overlay area.
  - The text is on page 57, Section 308 & we would need to remove it from the Township map.
  - Brian Morse made a motion to remove in its entirety the Chippewa Lake Resort Overlay District from the zoning regulations, Section 308 and from the official map of Lafayette Township. Tim Kassouf seconded this motion. Roll

Regular Meeting  
Lafayette Township Zoning Commission  
Safety Services Building 6:30pm  
Tuesday, March 11th, 2025

call vote: Praisler-aye; Kittle-aye; Morse- aye; Kassouf-aye; Aylsworth- aye.  
Motion passes.

- Next meeting is 4/8/2025. Currently on the Agenda is the presentation for the proposal at the Tech Park. If they need something not covered in our regulations, or outside of our requirements then they would need a variance. We need to hear the proposal first.
  - Karen had included for all board members a Lafayette Township Customer Water Map that was part of a discussion at the last Trustee Meeting.
- Adjournment
    - Tim Kassouf made a motion to adjourn the meeting, Brian Morse seconded this. All voting in favor.
    - 7:54 meeting adjourned.

---

Nick Kittle, Chairperson

---

Brian Morse, Vice Chair

---

Joe Praisler

---

Chase Burmeister

Regular Meeting  
Lafayette Township Zoning Commission  
Safety Services Building 6:30pm  
Tuesday, March 11th, 2025

---

Jim Aylsworth

---

Tim Kassouf-alternate

---

Lee Weinerman-alternate

DATE: \_\_\_\_\_