

**MINUTES  
LAKE CHARTER TOWNSHIP  
BOARD MEETING  
June 20, 2023  
7:00 p.m.**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order by Supervisor Zach Carson at 7:00 p.m. The meeting opened with the Pledge of Allegiance.

**ROLL CALL**

Clerk Payne called the roll. Board members present were Zach Carson, Supervisor; Gloria Payne, Clerk; Robert Clark, Treasurer; Nancy Mensinger, Trustee; Mike Essig, Trustee; John Wilk, Trustee and Amanda Drew, Trustee. A quorum of the board was declared to be present.

**OTHERS PRESENT**

Adam Schaller  
Alex Schaeffer, Kruggel Lawton  
Sarah Skinner, Bridgman Public Librarian  
Shirley Myers  
Dan Birochak

**APPROVAL OF AGENDA**

It was moved by Carson seconded by Clark to change the order of the agenda and allow Alex Schaeffer of Kruggel Lawton, CPA to report on the 2022 Audit and be moved to the beginning of the agenda. All ayes, motion carried.

**PUBLIC COMMENT**

Adam Schaller reported on his possible Solar project for Lake Charter Township. He intends to install 4.95 megawatts AC solar panels at the corner of Lemon Creek and Gast Road, the old Hoover Uginie site. In 2021 he started dialogue with Cornerstone Alliance for his project. In 2022 he secured an option to purchase the 49 acres with the Berrien County Land Bank. He has started interconnection processes with Indiana and Michigan Power. In 2023 his next steps include site remediation, interconnection process proceedings, submitted a grant application with the Department of Energy and continue with project financing.

**APPROVAL OF MINUTES**

**May 16, 2023**

It was moved by Wilk seconded by Drew to approve the May 16, 2023 meeting minutes. All ayes, motion carried.

**APPROVAL OF BILLS**

It was moved by Essig seconded by Clark to approve the May bills in the amount of \$445,256.32. All ayes, motion carried.

**COMMUNICATIONS/CORRESPONDENCE PACKET**

Lake Charter Township account balances for May 2023

**Supervisor's Report**

Attached.

**Clerk's Report**

Attached.

Treasurer's Report

Attached.

Planning Commission Report

Minutes of the Planning Commission meeting are placed on file in the Township Hall offices. Mike Essig reported that the Planning Commission is waiting on the final copy of the master plan. They are also reviewing ordinances.

Water Plant Report

Attached.

Supervisor Carson reported that 11.8 million gallons of water have been pumped. Snow Road and Rambo Road water main project is waiting for pipe, possibly to be delivered by July. The claricone study was done by Dixon Engineering and the paint seems to be in fair condition. Lastly, the installation of the Davit Retrieval System is being installed.

Galien River Sewer District Authority Report

Minutes of the April 26, 2023 meeting attached.

Trustee Wilk reported that the GRSD received a good audit report. They have 15 months of operating on hand.

Two bids for Clarifyer #3 were received Grand River Construction \$3,684,300.00 and LD Docsa Associates for \$4,117,000.00. Engineering costs to be in the neighborhood of \$230,000.00.

Lake Charter Township is on the low side of tapping fees.

Lift Station #30 is 300% over capacity. A list of lift stations in Lake Township ranks each lift station from worst to best.

Police Department

No meeting.

A list of Baroda-Lake Township Police calls for May for service is attached.

Fire Department Report

Attached.

Park Committee Report

Attached.

Treasurer Clark reported that the township saved \$5,800.00 by taking down the old playground structure. Also, a scene for a movie was shot at Lake Charter Township Park.

Library Report

Sarah Skinner reported that they had 3,238 visitors for the month of May.

A detailed Bridgman Public Library report is attached.

Cemetery Committee Report

Attached.

Building Department Report

Attached.

Lake Township Economic Growth Alliance Report

Attached.

The ribbon cutting ceremony for the Courtyard in Bridgman is scheduled for Monday, June 26, 2023 at 4:00 p.m.

Medic One Report

Medic One meeting minutes of April 27, 2023 attached.

Supervisor Carson reported that northern areas in Berrien County, except Bainbridge Township have all expressed interest in joining the Medic 1 service area.

Utility Committee Report

Attached.

Capital Improvement Report

No meeting.

Zoning Board of Appeals Report

The Lake Charter Township Zoning Board of Appeals meeting minutes are on file in the Township Hall offices.

Shoreline Resiliency Committee

Trustee Wilk reported the Southwestern Michigan Planning Commission held the Shoreline Resiliency Committee by hosting two public education events to promote resiliency concepts. A copy of the report is attached.

**AGENDA ITEMS**

**2022 Audit Report**

Supervisor Carson turned the floor over to Alex Schaeffer of Kruggel Lawton, CPA. He reported that the 2022 Lake Charter Township audit has 28 months of operating on hand. The township is in an excellent financial position. The audit is clean and fair in all material aspects, the financial position of the governmental activities and the business type activities ending in accordance with accounting principles is generally accepted.

Treasurer Clark and Clerk Payne thanked Alex for his professionalism and expressed their ease in the process of the course of helping bring the 2022 facts and figures together.

It was moved by Payne seconded by Clark to accept the Lake Charter Township 2022 audit performed by Kruggel Lawton, CPA & Auditors. All ayes, motion carried. A copy of the 2022 audit is on file in the Clerk's office.

**Lincoln Township Sewer Service Agreement**

Supervisor Carson turned board members' attention to the Sewer Service Agreement. This agreement now includes an addendum, Exhibit A, maps depicting the area being covered.

It was moved by Carson seconded by Essig to allow Supervisor Carson and Clerk Payne to sign the Sewer Service Agreement with Exhibit A. All ayes, motion carried.

**City Plumbing and Heating Heat Pump Replacement**

Supervisor Carson reported the existing Mitsubishi heat pump unit has a bad reversing valve, however, there is a risk in replacing it, there could be other issues with the unit. This unit is 13 years old and it is recommended that it be replaced.

A quote from City Plumbing for replacement of Heat Pump Unit #1 at the Public Safety Building with labor and materials is estimated at \$23,850.00.

It was moved by Mensinger seconded by Essig to accept the quote from City Plumbing for replacement of Heat Pump Unit #1 at the Public Safety Building with labor and materials for an estimated cost of \$23,850.00. All ayes, motion carried.

**Michigan Township Association Dues**

Supervisor Carson brought before board members' the Michigan Townships Association 7/1/2023 - 6/30/2024 Dues in the amount of \$8,776.62.

It was moved by Payne seconded by Clark to pay the Michigan Townships Association dues for 7/1/2023 - 6/30/2024 in the amount of \$8,776.62. All ayes, motion carried.

**Planning Commission Appointment**

Supervisor Carson introduced Dan Birochak who is replacing Jason Kaeding on the Planning Commission. Mr. Birochak lives on Jericho Road in Lake Township and is willing to serve.

It was moved by Drew seconded by Mensinger to approve Supervisor Carson's appointment of Dan Birochak to the Lake Charter Township Planning Commission. All ayes, motion carried.

**Moratorium on Green Energy Projects**

Supervisor Carson brought board members' attention to Ordinance 23-516 An Ordinance to Impose a Moratorium on the Issues of Permits, Licenses, or Approvals for, Or For Any Construction of Wind, Energy Conversion Systems, MET Towers, and Solar Energy Facilities.

This moratorium does not have to be placed before the Planning Commission, and Lake Charter Township wishes to craft an Ordinance to cover many issues that these green energy projects entail. The Planning Commission will go to work on language and what should be included in the Ordinance.

It was moved by Payne seconded by Essig to the second reading and approve Ordinance 23-516, An Ordinance to Impose a Moratorium on the Issues of Permits, Licenses, or Approvals for, Or For Any Construction of Wind, Energy Conversion Systems, MET Towers, and Solar Energy Facilities. Roll Call Vote: All Yes. Motion carried. (Copy attached).

**Gast Road Speed Study Resolution**

Supervisor Carson turned the floor over to Treasurer Clark who presented to board members a Resolution for Gast Road Speed Study.

This study to be conducted by the Berrien County Road Department from the Bridgman City limits to Snow Road on Gast Road. It is understood that data gathered in this speed study could raise the speed limit or lower the speed limit, or keep the speed limit as is. Lake Charter Township will abide by the decision made by the Berrien County Road Commission and the Michigan State Police as a result of this study.

It was moved by Clark seconded by Wilk to approve the Resolution 06202023 for Gast Road Speed Study. All ayes, motion carried.

**1978 Pierce Fire Truck Sale**

Supervisor Carson asked for approval in selling the 1978 Pierce Fire Truck and accepting sealed bids until 12:00 Noon July 20, 2023. Bids will be opened at 1:00 p.m. Lake Charter Township reserves the right to accept or reject any and all bids.

It was moved by Carson seconded by Drew to accept bids for the sale of the 1978 Pierce Fire Truck through 12:00 noon on July 20, 2023. Bids will be opened at 1:00 p.m. All ayes, motion carried.

**PUBLIC COMMENT**

Shirley Myers looked into the last time a speed study was done on Gast Road which was in 2002. She asked that someone talk with the City of Bridgman regarding the detour while Lake Street is closed. Travelers are using Gast Road. More signage is needed.

**ANNOUNCEMENTS**

The next regular meeting is scheduled for July 18, 2023 at 7:00 p.m., Lake Township Hall, Bridgman, Michigan.

Lake Charter Township Planning Commission is scheduled for July 10, 2023 at 7:00 p.m., Lake Charter Township Hall, Bridgman, Michigan.

Lake Charter Township Zoning Board of Appeals is scheduled for July 13, 2023 at 6:30 p.m., Lake Charter Township Hall, Bridgman, Michigan.

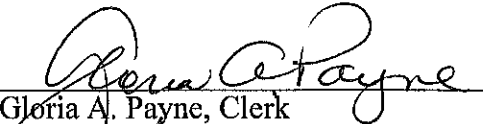
Fifth Monday Meeting is July 31, 2023 at 7:00 p.m., Lake Township Hall, Bridgman, Michigan.

**ADJOURNMENT**


With no further objection and no further business it was moved by Payne seconded by Essig to adjourn the meeting. All ayes, motion carried. Motion carried.

Meeting adjourned at 8:14 p.m.

Dated: June 27, 2023

  
Gloria A. Payne, Clerk

Dated: 6/27/23

  
Zach Carson, Supervisor