

Lake Charter Township Planning Commission Meeting

January 4, 2016

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman John Murphy called the meeting to order at 7:00 p.m.

ROLL CALL

Board members present were: Chairman John Murphy, Vice-Chair Gaylord Rochefort, John Wilk and Christin Rice, and William Geukes

Zoning Administrator Jim Gast attended.

APPROVAL OF MINUTES

Motion to approve the December 7, 2015 minutes was made by John Wilk; second by: William Geukes, All ayes, motion carried.

APPROVAL OF AGENDA

Motion to approve the agenda with the amendment to include, under New Business, as number 1. Election of officers was made by: Gaylord Rochefort and second by: John Wilk, all ayes, motion carried.

TOWNSHIP BOARD REPORT – John Wilk reported:

- 1) The Lake Township Fire Department had 25 calls, 16 of which were medical in the past month.
- 2) The Cemetery had 2 burials and 3 cremations.
- 3) The Community Growth Alliance annual meeting will be held on January 28, 2016 at Pebble Wood Country Club.
- 4) The water department pumped 52.06 million gallons in October which is 3.9 million gallons less than last year (at 55.9 million gallons).
- 5) The 2016 meeting calendar was approved along with the 2016 budget.
- 6) The water service agreement renewal with Baroda Township was approved.
- 7) The Reliable/Republic Trash contract was amended to add recycling.

ZBA REPORT – John Wilk reported:

The ZBA will be meeting to elect officers this month.

OLD BUSINESS

1. None

NEW BUSINESS

1. Election of Officers
 1. Motion to accept the officers for 2016 as they were in 2015 was made by Gaylord Rochefort and seconded by John Wilk. Motion carried.
2. Informal Presentation by Robert Schmude – Project Manager regarding proposed manufactured home park expansion narrative. Warren Dunes Village 11159 Red Arrow Hwy, Bridgman, MI 49106. Robert T. Schmude, of Atwell Group of Naperville, IL was present to represent the Mobile home park owners. The expansion proposes and additional 128 sites on 30 acres in the R-3 zoning District, which is by right permitted use. It will contain private roads and utilities connection to Floral Lane. Storm water management and Soil erosion permits are being applied for from the State and County and they are seeking Township approve of the site plan.
 1. Questions
 - i. William Geukes asked about the road condition of Floral Lane and its possible upgrade, if only all new homes would be allowed into the new locations, if the trees along the I-94 corridor and property perimeter would all be eliminated, and if the master water main would be connected off of Floral Lane and signage for during the construction time.
 - ii. John Wilk asked how many additional residents were estimated, signage advertising the future expansion and construction,
 - iii. Gaylord Rochefort – asked if the Fire, Water and Sewer, and Road departments had been contacted and asked that all matters with these departments be covered before he would

recommend approval. Especially for making it easier for the Fire Department to ingress and egress. Expressed his concerns over the traffic flow from Floral Lane and the other residents in that area, and the number of green spaces proposed. Also expressed his concerns on signage or monuments that might be erected

- iv. Christin Rice asked if any of the current park residents might be moving to the newer section and if homes would be purchased prior to occupancy and placed on the new lots as for sale homes.
 - v. John Murphy – Asked about the time table for start and finish and duration of the construction, perimeter barriers for the safety of the current residents and signage.
2. Public Comments opened at 7:20 p.m.
- i. Ron Sanford of the GRSD – Discussed the 2 manholes that would take the majority of the flow from the City of Bridgman and Lake Township.
 - ii. Mark Panzegrau of the Lake Township Water Department – Discussed the installation of backflow prevention and if it was located above or below ground. If above how it would be protected since it would be open to all seasonal weather elements.
 - iii. Scott Knoll from Bridgman Public Schools – Discussed the additional residents and the effect on the school population and if there was consideration for a bus pavilion for the children.
 - iv. Police Chief Shawn Martin, Lake Township Police – Asked about parking on the street and stated that the Township police department currently has a good relationship with the Manager of the Warren Dunes Village; the park is well kept and hoped the manager remained when the expansion was completed. He saw no major issues with the expansion, but recommended contacting the Berrien County Road Commission on the Floral Lane expansion.

Public comments closed at 7:30 p.m.

3. Concerns
- i. Jim Gast, Zoning Administration commented on the signage concerns. Stating that the Site Plan met the Chapter 17 requirements of the ordinance.

Motion to approve the Site Plan of the Warren Dunes Village expansion with having all the necessary and required permits in place was made by John Wilk and Seconded by Christin Rice, all ayes, motion carried.

3. Review wording changes to the proposed Conditional Rezoning Ordinance for accuracy, accept Williams & Works review
1. Jim Gast stated that he spoke with Lyne'e Wells of Williams and Works and she stated that the changes looked good.

Motion to hold a public hearing at the February 1, 2016 meeting on the conditional rezoning ordinance was made by John Wilk and seconded by Gaylord Rochefort, all ayes, motion carried.

2. Jim Gast discussed the setbacks for signs in the township. Discussing the removal of the setback limits for signs, keeping them from encroaching on the public right away or private property

Motion to hold a public hearing for sign setbacks for the February 1, 2016 meeting was made by Christin Rice and seconded by William Geukes, 4 ayes and 1 opposed, motion carried.

PUBLIC COMMENTS - None

REVIEW MAIN POINTS OF PLANNING COMMISSION MEETING –

For the February meeting 2 public hearings on the Conditional Rezoning ordinance and the sign setback limits

ADJOURN –Motion by John Murphy, Seconded by Gaylord Rochefort to adjourn the meeting at 8:35 p.m.

Respectfully submitted by:

Christin Rice - Recording Secretary

Date