

**Lake Charter Township Planning Commission Meeting
January 7, 2019**

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: John Murphy, Gaylord Rochefort, Nancy Mensinger, and William Geukes, and Christin Rice

Zoning Administrator Jim Gast was absent.

Township Trustee John Wilk arrived late.

APPROVAL OF MINUTES

Motion to approve the December 3, 2018 minutes was made by William Geukes; seconded by: Gaylord Rochefort; all ayes, motion carried.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Christin Rice; seconded by: William Geukes; all ayes, motion carried.

TOWNSHIP BOARD REPORT – Nancy Mensinger reported:

1. Approved the 2019 budget for the general millage amount of 3.0. The estimated income for 2019 is \$4,536,750.00, expected expenditures of \$4,496,549.00 this includes capital improvements and projects.
2. Approved the 2019 appointments to boards and committees.
3. Resolution for a compensation increase of 3% to the following:
 - a. Supervisor - \$59,613.71
 - b. Clerk & Treasurer - \$50,340.83
 - c. Trustees - \$7,453.75
4. Resolution approved to amend the 2018 budget. Water revenue budget was \$2,385,000.00 and amended to \$1,976,000.00 resulting in a \$409,000.00 budget amendment. This is due to the decrease in the Cook Plant water usage.
5. The CGA meeting will be held at Pebblewood on January 24th at 5:00 p.m.
6. There will be a Recreational Marihuana workshop on January 8, 2019 at 3:00 p.m. for the Planning Commission and Lake Township board members with Township Attorney Scott Dienes.

ZBA REPORT – Nancy Mensinger

The there was no December meeting the next meeting will be on January 19, 2019

Chairman John Murphy welcomed the public to the meeting.

OLD BUSINESS

1. None

NEW BUSINESS

1. Election of Planning Commission Officers:

- a) Motion by Gaylord Rochefort to elect the following: John Murphy – Chairman, William Geukes – Vice Chairman, Christin Rice – Secretary. Seconded by Christin Rice, 4-eyes & 1-nay by William Geukes.

2. Informal hearing on the Proposed PUD:

The members from the PUD introduced themselves and their backgrounds. Developer Vince Ted introduced the project which includes 21 lots, a 66' roadway private drive with raingardens, 8" sewer lines, 6-8" water lines and 3 hydrants. One issue of concern will be the lot side yard limitations. The project plan is to begin in May of 2019 and go thru November 2019. The lots will range in price from \$350,000 to \$750,000. Currently there is a potential for 6 lots already sold. The plans received by the planning commission proposed 21 lots but the one of the plans show at the presentation proposed 23. Both plans were presented at the hearing. Gaylord Rochefort explained to the PUD members that according to Page 16-18 paragraph 2 in the ordinance states: "As part of the pre-application, the applicant shall submit copies of a conceptual plan, at least seven (7) days prior to the pre-application conference which shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation; and proposed land use(s) for the entire site." Therefore the Planning Commission can only review the plans that were submitted 7-days prior to the presentation. These plans can change prior to the formal presentation, which is planned for the March 2019 Planning Commission meeting. Gaylord Rochefort also reviewed Chapter 16 page 17-B number 2 - Qualifying Conditions for PUD's. Number two states that the PUD shall be serviced by public water and sanitary sewer facilities.

PUBLIC COMMENTS

Open for public comments at 8:11 p.m.

None

Closed public comments 8:11 p.m.

DISCUSSION - DECISION OF PLANNING COMMISSION – RECOMMENDATIONS

1. Recreational Marihuana workshop on January 8, 2019 at 3:00 p.m.

REVIEW ITEMS FOR February 4, 2019 MEETING

None

ADJOURN

Motion to Adjourn was made by Gaylord Rochefort, seconded by William Geukes at 8:15 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date