

**Lake Charter Township Planning Commission Meeting  
January 9, 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: Chair John Murphy, Gaylord Rochefort, Nancy Mensinger, William Geukes and Christin Rice

Zoning Administrator Jim Gast also attended.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Motion to approve the December 5, 2016 minutes was made by William Geukes; second by: Gaylord Rochefort, all ayes, motion carried.

**TOWNSHIP BOARD REPORT** – Nancy Mensinger reported:

1. Water usage was down 8 million gallons for the month November this year compared to last year to the Cook Plant outage.
2. The Economic Growth Alliance reported that the old Bridgman Bakery was bought by the Lazy Ballerina for a wine tasting room, they also have one in St. Joseph City.
3. \$10,000 has been allocated by the Economic Growth Alliance for a study to see if this area can support a hotel. \$5,000 was donated by American Electric Power.
4. The Brewers Fest lost around \$3,000 due to several issues; the day/date, Halloween weekend, World Series; the attendance was low.
5. The Township Board approved the replacement of tires for the Hummer, the old tires were 12 years old.
6. The 2017 Township Meetings Calendar was created and distributed to all Board Members.
7. A utility rate increase was approved and will take effect the first billing cycle of 2017. The rate was suggested by Tom Traciak – Township Financial adviser after reviewing the fund balance. The last increase was April of 2015. Water rate increases to \$28.60 and Sewer rate increases to \$99.00 for a total of \$127.60 a quarter.
8. The old Fire Station renovation is about 97% complete. New exterior LED lighting is being installed.
9. The Township Park lawn treatment contract with Tru-Green was renewed for 3-years.

**ZBA REPORT** – Nancy Mensinger reported:

The ZBA will meet again in January 12th.

Chairman John Murphy greeted those in attendance and read the rules on the back of the agenda.

**OLD BUSINESS**

1. None

**NEW BUSINESS**

1. Election of officers
  - a. Motion by Gaylord Rochefort, seconded by William Geukes to retain the same slate of officers as in the year 2016, all ayes, motion carried.

2. Initiate the review of our Township ordinances to establish whether or not we need to revise the Master Plan
  - a. Discussion centered on whether the maps contained in the Master Plan will need to be updated. All members agreed to review them and make any recommendations for the February meeting.

**PUBLIC COMMENTS** – Opened at 7:08 p.m.

Update on any ordinances issues by Jim Gast, if required. Request Planning Commission Members to review any ordinance they may have concern with and voice their concerns. Other items discussed were:

- a) Signs and the sign ordinance.
- b) Property available for new site construction residential and commercial
- c) Acreage requirements in the R1 district for building/new home construction.

Closed at 7:20 p.m.

**REVIEW MAIN POINTS OF PLANNING COMMISSION MEETING** –

For February: Review of Master Plan and Master Plan Maps.

**ADJOURN** –Motion by William Geukes, seconded by Nancy Mensinger to adjourn the meeting at 7:25 p.m.

Respectfully submitted by:

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Christin Rice - Secretary

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Date