

**Lake Charter Township Planning Commission Meeting
October 1, 2018**

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, Christin Rice and William Geukes.

Zoning Administrator Jim Gast was present.

Township Trustee John Wilk was present.

APPROVAL OF MINUTES

Motion to approve the September 10, 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. The Board approved the Date and Snow Roads water main replacement 2nd payment to B&Z for \$131,147.10, and to Merritt for \$13,033.00. The project is 63% complete as of the September Board meeting.
2. The calibration of 16 flow meters at the water plant is being done by UIS Group and will take 3-day's to calibrate all the meters at a cost of \$3,965.00. This had been budgeted for.
3. The Board approved the 2018 L-4029 tax request form setting the millage rate at 3.0.
4. Bids to replace the ceiling tiles and lights on the North side of the meeting hall were tabled. Also tabled for more information was the draft on the use of the Township hall for gatherings/events.
5. Police calls through the end of August 2018 were 2181.
6. The ribbon cutting for the Disc Golf course went well. Cornerstone Alliance help with planning the event. The evening held tours of the course, training and food.
7. The Adam's property next to the Lake Township Park on Gast road went up for sale and the Township is considering purchasing this property.

ZBA REPORT – Nancy Mensinger

Approved a side variance of 13' at 4590 Idler Road. The owners plan to tear down the old house and building a new one bringing the property into compliance with the ordinance.

Chairman John Murphy welcomed students from the local schools to the meeting for a class assignment on local government meetings.

OLD BUSINESS

1. None

NEW BUSINESS

1. None

PUBLIC COMMENTS

Open for public comments at 7:07 p.m.

Jim Gast presented an application for a PUD (Planned Unit Development) this would be an R1 single family home development. The November meeting will be an informal conference/open conversation with the developers. After this meeting the Planning Commission will then make a recommendation or denial to the Township Board. PUD's do not go to the County Planning Commission for review or approval. The Township Board will then hold a Public Meeting and make their decision. Jim Gast handed out the application to the Planning Commission members to familiarize themselves with the process.

Closed public comments 7:25 p.m.

DISCUSSION - DECISION OF PLANNING COMMISSION – RECOMMENDATIONS

Gaylord Rochefort asked if the SLUP application had been revised to include the letters from the property owners before being distributed to the planning commission members.

Chairman John Murphy reviewed the Chikaming Township ordinance on Solar Power referring to their Article 6 – Standards for uses. Lake Township does have a few homes with solar power. This information will be used to consider our own Solar/wind power ordinance. Christin Rice mentioned that this is only one and we have no others to compare it to, more information is needed. William Geukes stated that there are other types of solar energy to consider as well. Not just solar panel farms. For example solar energy is incorporated in to roofing shingles. Gaylord Rochefort asked if there is any regulation from utility companies on this; Jim Gast stated that the utility companies are federally regulated and they do not have to comply with local ordinances or rules. Gaylord Rochefort asked Jim Gast to contact the MTA on this. Nancy Mensinger mentioned that the scale or size of the solar/wind business may or may not affect the Township.

Jim Gast stated he will continue to try contacting other jurisdictions in regards to requesting sign ordinance copies.

REVIEW ITEMS FOR November 5, 2018 MEETING

Planned Unit Development application. Christin Rice stated that she may not be able to be at the November meeting due to the election being the next day. Nancy Mensinger will take the minutes and Christin Rice will prepare them.

ADJOURN

Motion by Gaylord Rochefort, seconded by William Geukes to adjourn the meeting at 7:37 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date