

**Lake Charter Township Planning Commission Meeting  
October 3, 2016**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Vice-Chairman Gaylord Rochefort called the meeting to order at 7:00 p.m.

**ROLL CALL**

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

Absent: Chairman John Murphy

Zoning Administrator Jim Gast also attended.

Newly elected Township Board Member Nancy Mensinger

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Motion to approve the September 12, 2016 minutes was made by John Wilk; second by: William Geukes, all ayes, motion carried.

**TOWNSHIP BOARD REPORT**

1. Water Department pumped 79 Million Gallons in August down from 91.9 Million Gallons pump in August of 2015.
2. Baroda-Lake Township Police reported 2,053 complaints to date for 2016.
3. Fire department had 40 calls in the past month; 18 were medical.
4. Cemetery had 4 burials and 3 cremations in the past month.
5. Township Board approved 3 mill renewal tax rate for next year (a \$3.7 M estimated)
6. Trick-or-treat was set for October 31, 2016 from 5:50 p.m. until 7:00 p.m.
7. Re-Zoning of the property next to the Township Park (9.99) acres to Recreational was approved.
8. Township 2017 Budget Workshops are being held every Wednesday at noon.

**ZBA REPORT** – John Wilk reported:

The ZBA will not meeting in October, last month they med to approve minutes.

Vice Chairman Gaylord Rochefort greeted those in attendance and read the rules on the back of the agenda.

**OLD BUSINESS**

1. None

**NEW BUSINESS**

1. Review application for Special Land Use Permit submitted by Tim Logan of 10515 Gast Road, Bridgman, Michigan 49106. The applicant is requesting the Special Land Use for the purpose of having a bed & Breakfast at 10515 Gast Road., Bridgman, Michigan 49106. Tax code # 11-11-0029-001-01-6
  - a. Tim Logan Presentation – Mr. Logan stated he built his home with a Mother-in-Law suite attached and is requesting to have Bed & Breakfast guests during the summer months. He is only here during the months of May to November. He presented the members with a revised floor plan of the home showing a darker boarder of the rental area.
  - b. Planning Commission member questions:
    - i. John Wilk asked Mr. Gast if the application was complete.
    - ii. William Geukes – Asked about entry ways through the house.
    - iii. Christin Rice – Asked about exit and egress locations on the floor plan

- iv. Gaylord Rochefort – Asked about smoke detectors and the steps that he noted needing attention during his site visit. Mr. Logan stated the damage to the steps was from a groundhog.
- v. Zoning Administrator Jim Gast presented a letter for Vice-Chairman Rochefort to read from Leo & Barb Ackerman of 3427 Meyer Lane, Bridgman, MI in favor of the Bed & Breakfast.
- c. Public Comments opened at 7:20 p.m. (or Special Land Use Permit Request)
  - i. Debbie Webber, 10559 S. Gast Road – Stated she was attending for her aging parents who were unable to attend. Questions on if the Bed & Breakfast was indeed seasonal and on how Special Land Uses are processed and viewed in general.
  - ii. Bret McGrew, 10508 Gast Road – Questioned which ordinances governed Bed & Breakfasts, if the State has requirements or if local governments are required to have an ordinance on Bed & Breakfasts. On this issue Zoning Administrator Gast referred to Chapter 16.12 of the ordinance book. Also asked who enforces any violations that occur. He stated that he was concerned on how it effects property values and what information the Planning Commission had on how Bed & Breakfast's effect the land surrounding the area. He asked about the number of vehicles allowed for parking, if more than 2 occupants would be allowed. If the guests went through a screening process to eliminate possible sexual predators etc. Also voiced concerns that all legal questions may not have been answered since the Township Attorney did not attend the meeting.

Closed Public Comments at 7:43 p.m.

- d. Planning Commission 9 Steps Special Land Use General Standards
  - i. Step 1 – Yes
  - ii. Step 2 – Yes
  - iii. Step 3 – Yes
  - iv. Step 4 – Yes
  - v. Step 5 – Yes
  - vi. Step 6 – Yes
  - vii. Step 7 – Yes
  - viii. Step 8 – Yes
  - ix. Step 9 – Yes
- e. Member Comments
  - i. John Wilk – No additional restrictions
  - ii. William Geukes – No additional restrictions
  - iii. Christin Rice – No additional restrictions
  - iv. Gaylord Rochefort – Stated he would approve the repair of the steps policed by Jim Gast and that the Bed and Breakfast only be advertised on the airb&b.com website.
- f. Motion to approve the Special Land Use Permit submitted by Tim Logan of 10515 Gast Road, Bridgman, Michigan 49106. The applicant is requesting the Special Land Use for the purpose of having a bed & Breakfast at 10515 Gast Road., Bridgman, Michigan 49106. Tax code # 11-11-0029-001-01-6 with the repair of the steps policed by Jim Gast and that the Bed and Breakfast only be advertised on the airb&b.com website; was made by John Wilk, seconded by William Geukes, all ayes, motion carried.

- 2. Township Attorney Dienes did not attend to discuss the By-laws – tabled until he attends

**PUBLIC COMMENTS** – Opened at 7:55 p.m.

Jim Gast presented the members with copies of the re-zoning of property, wind Energy regulations. Also Information on the upcoming Medical Marijuana act; directing the members to page 18 regard the municipal ordinance on it. He told the members that it remains as stated unless the members wish to put something in place for it.

Closed at 8:10 p.m.

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

Township Attorney on the By-laws and review of the handouts as presented by Jim Gast.

**ADJOURN** –Motion by Christin Rice, seconded by William Geukes to adjourn the meeting at 8:11 p.m.

Respectfully submitted by:

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Christin Rice - Secretary

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Date