

**Lake Charter Township Planning Commission Meeting
November 4, 2019**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Bill Geukes called the meeting to order at 7:00 p.m.

ROLL CALL

Board members present were: Christin Rice, Haley Coulter, Chairman Bill Geukes and Nancy Mensinger

Absent: John Dzienis

Zoning Administrator - Jim Gast
Township Board Member – John Wilk

APPROVAL OF MINUTES

Motion to approve the October 7, 2019 minutes was made by: Nancy Mensinger; seconded by: Haley Coulter; all ayes, motion carried.

APPROVAL OF AGENDA

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

TOWNSHIP BOARD REPORT – Nancy Mensinger:

1. The Board approved an amendment to the Pre-65 insurance plan. Employees with 40 or more years of service and at age 64 will be eligible for one year paid health coverage by the Township. This is for the employee only and is not a family plan.
2. Health insurance renewal for 2020. Insurance rep. Kurt Buursma presented 3 proposals. The Board approved the Priority Health Point plan at a cost of \$54,000. With a deduction in premium from last year. HAS accounts will be the at \$2,000 for a single and \$4,000 for a family.
3. Liability insurance renewal was approved with EMS INS. Co. for November 1, 2019 to November 1, 2020 at a cost of \$62,000, It is \$7-million-dollars in coverage for buildings and vehicles.
4. The Township park has closed for the winter. However, the new parking lot is open for walking in the park. The entry gate should be installed soon.

ZBA REPORT – Nancy Mensinger

The next meeting will be held on November 14, 2019.

Chairman Bill Geukes welcomed the public to the meeting.

OLD BUSINESS

1. None

NEW BUSINESS

1. None

Update on any ordinance issues by Jim Gast

Discussed the Medical & Elderly Hardship Conditions Ordinance. He reviewed the 5 points from the previous ordinance:

1. A pre-manufactured home that meets all the requirements for a single-family dwelling under the Michigan Residential Building Code.
2. Not to exceed one per property.
3. Recreational equipment and vehicles are not included in the definition of a pre-manufactured home.
4. Shall meet all the requirements of the district in which it is located.
5. Requires removal of the temporary dwelling within six months when a change of conditions under which the special land use permit was granted such as:
 - a. Relocation or death of the resident for whom the permit was issued.
 - b. Change in ownership of the property

William Geukes – asked about adding age restrictions on ages of the homes being placed on the property.

Christin Rice – asked if there were age restrictions on the individuals living in the homes.

Nancy Mensinger – expressed concerns about not including these homes in Industrial and Commercial zoned areas.

Motion by Nancy Mensinger; seconded by Haley Coulter to call for a Public Hearing the Medical & Elderly Hardship Conditions Ordinance, all ayes. Motion carried.

Public Comment – opened at 7:39 p.m.

None

Closed at 7:39 p.m.

REVIEW ITEMS FOR December 2, 2019 MEETING

Medical & Elderly hardship Conditions Ordinance Public Hearing.

ADJOURN

Motion to Adjourn was made by Christin Rice, seconded by Hayley Coulter at 7:41 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date