

## **Lake Charter Township Planning Commission Meeting December 7, 2015**

### **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: Chairman John Murphy, Vice-Chair Gaylord Rochefort, John Wilk and Christin Rice

Absent: William Geukes

Zoning Administrator Jim Gast attended.

### **APPROVAL OF MINUTES**

Motion to approve the November 2, 2015 minutes was made by Christin Rice; second by: William Geukes, All ayes, motion carried.

### **APPROVAL OF AGENDA**

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

### **TOWNSHIP BOARD REPORT** – John Wilk reported:

- 1) The Township board reinstated the 401(a) Defined Contribution Plan.
- 2) Boards and Committees were appointed.
- 3) Fire Chief Heyn reported there were 25 calls, 18 were medical in October.
- 4) The Police Department report 2,469 calls in 2015, which is up 20% from 2014.
- 5) The cemetery had 2 burials in the past month.
- 6) The water department pumped 47.6 million gallons in October compared to 55.9 million in 2014.
- 7) Special Board Workshops were held during the past month to prepare the 2016 budget which will be presented for discussion at a public hearing on Monday November 30, 2015, the meeting will begin at 7:00 p.m.
- 8) A public hearing will be held on Tuesday December 8, 2015 at 7:00 p.m. for a tax abatement request from Accu Die Cast.

### **ZBA REPORT** – John Wilk reported:

The ZBA denied a variance for the Lenardson property; which was to split the property for a side variance..

### **OLD BUSINESS**

1. None

### **NEW BUSINESS**

1. Public Hearing discussion on Conditional Rezoning opened at 7:10 p.m.

Jim Gast lead the discussion on the 3 examples of Conditional Rezoning from Watervliet Township, Lincoln Township and Royalton Township. If Watervliet's is like the most, it could be fit to our Ordinance Book. There is also an option to obtain one from Williams & Works.

Chair John Murphy asked if the members want to proceed with an ordinance or not.

William Geukes stated that he liked the idea of having an ordinance and like the flexibility of the one from Watervliet.

Gaylord Rochefort concurred with Mr. Geukes on the Watervliet ordinance and also said that he felt there is a need for the ordinance and adding it to our ordinance book.

Christin Rice agreed with both Mr. Geukes and Mr. Rochefort.

John Wilk also concurred with the other members

Chair Murphy also agreed.

Motion by John Murphy, seconded by Gaylord Rochefort that an ordinance was needed and that it should be included in the Ordinance Book, all ayes, motion carried.

Motion by John Murphy, seconded by Gaylord Rochefort to have Jim Gast use the Watervliet Conditional Rezoning Ordinance as a guide and have it revised to fit our ordinance book and also to have it reviewed by Williams & works. All ayes, motion carried.

Jim Gast stated he will try to get this ready for the January 4, 2016.

Gaylord Rochefort asked to see a copy of the document prior to sending it to Williams & Works.

Public Hearing was closed at 7:29 p.m.

**PUBLIC COMMENTS** - Opened at 7:15 p.m. – Closed at 7:45 p.m.

Jim Gast presented the Planning Commission with drawings on an expansion for Warren Dunes Village. The Planning Commission will review and make recommendations for discussion in the January meeting. Any questions on this will be answered at the February meeting.

Jim Gast also presented the members with a communications tower ordinance and advised the members of possible changes in the sign ordinance on pages 14.5 & 14.7 Section 14.08 Location. He suggested that the Planning Commission remove the table from section 14.09 for onsite signs. John Wilk suggested getting Williams & Works opinion on the table's removal.

Motion by Christin Rice and seconded by William Geukes to discuss with Williams & Works, the reference to our sign ordinance on 14.08 and on the 10' set back from the lot line, all ayes, motion carried.

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

For January meeting, discussion on the Warren Dues Village expansion. .

**ADJOURN** –Motion by Gaylord Rochefort, Seconded by John Wilk to adjourn the meeting at 8:08 p.m.

Respectfully submitted by:

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Christin Rice - Recording Secretary

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Date