

Lake Charter Township Planning Commission Meeting March 2, 2015

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL

Recording Secretary Christin Rice called the roll. Board members present were: Vice-Chair Gaylord Rochefort, John Wilk, Charles Toth and William Geukes

Absent: Chairman John Wilk

Zoning Administrator Jim Gast attended.

APPROVAL OF MINUTES

Motion to approve the February 2, 2014 minutes, was made by William Geukes; second by: Charles Toth, all ayes, motion carried.

APPROVAL OF AGENDA

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

TOWNSHIP BOARD REPORT – John Wilk reported:

- 1) Approved the purchase of a GPS Receiver to mark locations for water/Sewer lines at \$11,913.00
- 2) Approved the road overlay project on Shawnee Road – Gast to Jericho Roads.
- 3) Approved amendments to the Zoning Ordinance.
- 4) The sale of the Police Post will close on March 5, 2015
- 5) Fire Chief reported 25 calls in January; 17- were Medical.
- 6) Cemetery had 1 burial.

ZBA REPORT – John Wilk reported:

ZBA meets on Thursday March 5, 2015.

OLD BUSINESS

1. Discussion on Gaylord Rochefort's motion that Zoning Administrator Jim Gast provide the Planning Commission with copies of all amendments to the Lake Township Zoning Ordinance from November of 2011 to date. Jim Gast Reported:
 - a) 5 amendments went before the Lake Township Board
 - b) Handed out the revisions and review the pages with the members.
 - c) The process stated that it is the Lake Township Clerks job to continue where Jim Gast has finished. She has since deputized Jim Gast to as a deputy clerk to see that the amendments get filed as required.
 - d) Reviewed the steps required in the filing process. The full process requires approximately 4 months from start to finish.
 - e) Planning Commissioners will receive a copy of the check list he is creating so that no step will get missed.
 - f) Gaylord Rochefort stated that he is glad that procedure has been created and the process repaired.

NEW BUSINESS

1. Consideration of the following amendment; Chapter 3, titled: General Provisions, subsection 3.06 Fences and Walls, to review the Berrien County Planning Commissions concerns, but not limited to, the maximum height of fences or walls located in the front yard of the parcel in all zoning districts.
 - a) Jim Gast stated that he did not see any issue with the heights of the fences in front yards.
 - b) William Geukes stated that it should be left as originally amended.
 - c) Charles Toth agreed that no changes should be made.
 - d) John Wilk – Made no comment, but stated that he wished to abstain from voting since he will be hearing this at the Township Board level at a later date

Motion by William Geukes, seconded by Charles Toth to accept John Wilks' statement on Abstaining from the vote.

Motion by William Geukes, seconded by Charles Toth to accept the ordinance as amended stating:
"All front yard fences and gates shall not exceed a height of 8', must allow emergency vehicle access to the property and have written approval of the Lake Charter Township Fire Department "

Charles Toth – Yes, William Geukes – Yes, Gaylord Rochefort – Yes, John Wilk – Abstained; motion carried. The amendment now goes to the Lake Township Board.

PUBLIC COMMENTS - Opened at 7:43 p.m.

a. None

Closed at 7:43 p.m.

REVIEW MAIN POINTS OF PLANNING COMMISSION MEETING –

None were discussed

ADJOURN –Charles Toth made the motion to adjourn, second by William Geukes: All ayes, motion carried. Meeting was adjourned at 7:50 p.m.

Respectfully submitted by:

William Geukes – Secretary

Date

Christin Rice – Recording Secretary

Date