

**Lake Charter Township Planning Commission Meeting
March 2, 2020**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice-Chairman Haley Coulter called the meeting to order at 7:00 p.m.

ROLL CALL

Board members present were: Christin Rice, Haley Coulter, Nancy Mensinger, and John Dzienis
Absent: Chairman Bill Geukes,
Zoning Administrator - Jim Gast
Township Board Member – John Wilk

APPROVAL OF MINUTES

Motion to approve the February 3, 2019 minutes was made by: John Dzienis; seconded by: Nancy Mensinger; 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. Approved the cost for 375' of the Date Road guardrail at \$29,341.06
2. Reviewed the Medic-1 budget for 2020/2021 and approved it in the amount of \$70,848.00 from Lake Township minus the amount of the rent on the building.
3. Cross Connection – in 2011 the plumbing code update included resident cross connection. The January 2020 Sanitary Survey showed that the Township was deficient in this area. The board approved hiring Hydro Corp for the next three years; with the first year at a cost of \$13,656.00 and the next two consecutive years at \$27,960.00; to correct this.
4. Water plant basement furnace replacement was approved at a cost of \$4,005.00 by Andy Eager.
5. Approved the bid from Fence Master, at a cost of \$8,288.60, for the fence at the new training site for Fire Departments (Lake Township, Bridgman City & the Cook Nuclear Plant).

ZBA REPORT – Nancy Mensinger

No meeting was held in February, the next meeting is March 12, 2020.

Vice-Chairman Haley Coulter welcomed the public to the meeting.

OLD BUSINESS

1. None.

NEW BUSINESS

1. Public hearing regarding the Medical and Elderly Hardship Ordinance–
 - a. Jim Gast lead the discussion by suggesting “Michigan” be removed on #1 of the draft ordinance. Michigan plans to change over to the International Code, so residential building code is good enough. And also suggested that on #2 the definition of a family has changed in recent years, it would be best to revisit that. He suggested on #7 there should be a start time and date for the removal process, possibly within 6 months to a year.

2. Public Comments – Opened at 7:05 p.m.
 - a. Shelly Yuran – questioned the sick or elderly definition. Would someone have to be ill or need a care giver in order to put up a home on her daughters property. Jim Gast responded that a Doctor’s documentation and diagnosis would be required depending on if it is with in the ordinance or if it will require a Special Land Use Permit. She also asked why the home would have to be removed and could be used for other reasons like a rental or a B&B.
 - b. Manfred Moneta – Asked about the size requirements and if a doublewide trailer would be ok. Also asked if the home could be kept if the next generation of the family could then move in later, and if the water and sewer connections and electric hook-ups could be tied into the main home. Jim Gast responded that in such a case the final ordinance would have to be followed whatever is decided by the Planning commission.
 - c. John Wilk stated the he felt a removal time frame of the home should be established in this ordinance.

Public Comments – Closed at 7:40 p.m.

3. Planning Commission Discussion and Motion –
 - a. John Dzienis – Stated that he wanted to help the residents of the Township, but did not care to see lots of trailers popping up across the area.
 - b. Christin Rice – stated that she thought it would be best for this to require a Special Land Use Permit, as each instance requires special conditions for the individuals involved.
 - c. Nancy Mensinger - -Stated that she also thought it should require a Special Land Use Permit and agreed that there should be a start and end of removal requirement.
 - d. Vice-Chairman Haley Coulter – agreed with the Special Land Use Permit requirement.
4. Motion to recommend the approval of changes to the Medical and Elderly Hardship Conditions Ordinance to include:
 - a. Removal of “Michigan” under #1.
 - b. Define “family Member” under #2
 - c. Add a start of removal and end of removal date requirement under #7, not to exceed 1-year.
 - d. Require a Special Land Use Permit for each individual requesting permission to add a home to the property

Was made by Nancy Mensinger, seconded by Hayley Coulter, all ayes, motion carried.

Update on any ordinance issues by Jim Gast

No other updates for this month.

Public Comment –

None

REVIEW ITEMS FOR April 6, 2020 MEETING

ADJOURN

Motion to Adjourn was made by John Dzienes, seconded by Christin Rice at 7:48 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date