

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice-Chairman William Geukes called the meeting to order at 7:00 p.m.

ROLL CALL

Board members present were: Gaylord Rochefort, and Nancy Mensinger, and Christin Rice and William Geukes

Zoning Administrator Jim Gast
Township Trustee John Wilk

APPROVAL OF MINUTES

Motion to approve the February 4, 2018 minutes was made by: Nancy Mensinger; seconded by: Gaylord Rochefort; all ayes, motion carried.

APPROVAL OF AGENDA

Motion to approve the agenda with the removal of the personal phone numbers/information of the applicant was made by Gaylord Rochefort; seconded by: Christin Rice; all ayes, motion carried.

TOWNSHIP BOARD REPORT – Nancy Mensinger reported:

1. Updated the guideline resolution for the poverty exemption for 2019
2. Opt out ordinance to prohibit marijuana establishments in the township. Opting out will allow the Township to review State laws that are developed.
3. Medic-1 budget increase of 3%. The budget was \$66,781.00 to 68,784.00, which was an increase of \$2003.00. The Township budget was prepared for the increase.
4. Fire Department replacement of the jaw of life from Apollo Fire Equipment Co. for \$17,307.00. This will help rescues go faster and the old equipment will be used for backup if needed.
5. Temporary/Part-time employment of Marshall Cody Tucker thru September 30, 2019 for 24-hours per week at \$17.00/hr. He will be working for the Water Department under the supervision of Jeff or Toby.
6. Replacement of the Turbometer Data logging system was budgeted for \$71,000.00. It will be under budget since Jeff and Toby from the water plant will install some of the equipment at an estimated cost of \$56,965.00.
7. The new truck for the Water Department was purchased. A 2019 F350 Ford 4x4 super cab with the extras needed (lighting, lettering, and crane) the cost should not exceed \$50,000.00.
8. The AirVac system in the fire truck bay required replacement filters and some had not been changed in 9-years. The costs of the filters are \$3,407.00
9. The date for the Fire Department Pancake breakfast will be Sunday June 9th, 2019.

ZBA REPORT – Nancy Mensinger

The next meeting will be held on Thursday March 7, 2019

Vice-Chairman William Geukes welcomed the public to the meeting.

OLD BUSINESS

1. None

NEW BUSINESS

1. Motion to approve the acceptance of Chairman John Murphy's resignation was made by: Christin Rice; seconded by: William Geukes; All ayes motion carried.
2. Petition for zoning amendment Submitted by Linda Schultz, Baroda, MI 49101. Tax Parcel No#11-11-0005-0034-01-5.

Christin Rice mentioned that she must recuse herself from this zoning amendment petition as the petitioner is an employee of hers, but would vote on the matter if the board felt there was no conflict of interest. After discussion 2 members felt there was reason to recuse, 1 did not. Christin formally did recuse herself from voting.

Presentation Linda Schultz – The parcel was previously used as a rental property by the former owner and she was not aware it was not zoned as R2. The buildings now require some renovations and would not have purchased it has she known its zoning. She does not live at the property. She also asked about the grandfathering in to R2 since it was a rental since she bought in August of 2018 from Linda Hopkins.

Jim Gast state that he felt that the applicant was very honest and straight forward in his dealings with her. He did not ask her to evict any of the residents in the home since its still being used as a rental. Ms. Schultz has been most cooperative with wanting to comply with the ordinances.

Open for public comments at 7:14 p.m.

Tim Ott stated that he does maintenance work for Ms. Schultz and that she always strives to keep her properties presentable, useable and well maintained.

Closed public comments 7:20 p.m.

Planning commission discussion:

Nancy Mensinger – stated her concerns that the buildings are coded for 911

William Geukes – asked Jim Gast if he did rental property inspections and Jim Gast stated no.

Gaylord Rochefort – asked Jim Gast about conditional re-zoning and Jim Gast stated that her request was not for conditional re-zoning and that it must be acted upon as she requested. Gaylord also expressed his concerns in the event of a fire.

Motion to recommend to the Township Board the re-zoning from R1 to R2 for tax parcel No#11-11-0005-0034-01-5 located at 3965 Willow Road, Stevensville, MI 49127; was made by Nancy Mensinger; seconded by: William Geukes. All ayes, motion carried.

DISCUSSION - DECISION OF PLANNING COMMISSION – RECOMMENDATIONS

Jim Gast introduced Haley Coulter as a potential new member of the Planning Commission.

REVIEW ITEMS FOR APRIL 1, 2019 MEETING

For next month the review of the plans and documents for the site plan approval and recommendation for a private drive.

ADJOURN

Motion to Adjourn was made by Gaylord Rochefort, seconded by Christin Rice at 7:45 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date