

**Lake Charter Township Planning Commission Meeting
March 5, 2018**

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: John Murphy, Gaylord Rochefort, Nancy Mensinger, Christin Rice and William Geukes.

Township Trustee John Wilk attended.
Zoning Administrator Jim Gast also attended.

APPROVAL OF MINUTES

Motion to approve the February 5, 2018 minutes was made by Nancy Mensinger; seconded by: William Geukes; all ayes, motion carried.

APPROVAL OF AGENDA

Motion to approve the agenda with changes to item #1 under New Business to read "A" thru "H" was made by Gaylord Rochefort; seconded by: Nancy Mensinger; all ayes, motion carried.

TOWNSHIP BOARD REPORT – Nancy Mensinger reported:

1. Approved the final payment for the office barrier to McGuire's Construction for \$15,107.50
2. Renewal of the Republic Trash contract for twenty four (24) months was approved. The community response toward recycling has been good, having more than six hundred and twenty (620) residents participate in the program. The rates will stay the same for a ninety six (96) gallon cart but recycling will increase beginning in April.
3. The water plant Superintendent and Assistant Superintendent trial period has expired and since this agreement has worked out the board decided to keep Jeff Burkhart as Superintendent and Toby Riley as Assistant.
4. Decision was made on whether to keep the janitorial services as a contract position or as an employee of the township. The board voted Four (4) to Three (3) on keeping it a contract position. They are waiting to hear back to see if she will continue servicing the township hall.
5. The 1992 backhoe is for sale. Baroda Village is interested in buying it. It has been approved for sale at no less than \$22,000.00
6. Township Attorney Scott Dienes has moved to Grand Rapids, MI and is changing firms. The Township can stay with Foster & Swift or go with another firm. The Board tabled this to obtain fee structures from other attorney's.
7. Large trash recycling will be Saturday April 14th and 21st from 8 a.m. to noon. Vouchers can be obtained at the Township Hall.
8. Tire recycling will be Saturday April 21 from 9 a.m. to noon at the Township Hall.

ZBA REPORT – Nancy Mensinger

ZBA Board will be meeting on Thursday March 8, 2018.

OLD BUSINESS

1. None

NEW BUSINESS

1. Public hearing to amend the general provisions of Chapter 3, Section 3.01; titled: Accessory Buildings, Structures and Uses, Subsection A thru H of the Lake Charter Township Ordinance.
 - a. Zoning Administrator Jim Gast reviewed the changes in question
 - b. Planning Commission Discussion:

1. Nancy Mensinger – None
2. Christin Rice – None
3. William Geukes – None
4. John Murphy – None
5. Gaylord Rochefort – Requested clarification of GFA which means Gross Floor Area and recommended the change to Letter E #3 to read “shall meet setbacks of the district”

- c. Motion recommend the changes as presented by the Zoning Administrator to the Berrien County Planning Commission for their review was made by: Christin Rice; seconded by William Geukes; Four (4) Ayes and one (1) apposed. Gaylord Rochefort opposed the removal of item # four (4) under letter E.

The following are the changes:

- A. When an accessory building is attached to a main building in a substantial manner, with a wall, roof, and foundation constructed of the same building materials as the main building, the accessory structure shall be deemed a part of such building and must conform to all setback and height regulations of this Ordinance applicable to such main buildings.
- B. An accessory building or use shall only be permitted on a lot, which contains a principal use. Buildings related to an active farming operation are exempt from this requirement.
- C. No part of a detached accessory building shall be used as a dwelling for residential purposes if it does not comply with section 3.17 Titled: Temporary Dwelling Structures.
- D. Reserved for Future
- E. Location of detached accessory buildings.
 1. Detached accessory buildings shall be located a minimum of ten (10) feet from any main building.
 2. Detached accessory buildings equal to or less than two hundred (200) square feet GFA shall be located a minimum of three (3) feet from any side or rear lot line.
 3. Detached accessory buildings greater than two hundred (200) square feet GFA shall meet setbacks of the district.
 4. Removed.
- F. Front side and rear yard setbacks for detached accessory buildings shall be measured to the eaves of the building.
- G. Detached accessory buildings in residential districts shall not exceed thirty-five (35) feet in height, except accessory buildings used for agricultural operations, which are exempt.
- H. Accessory buildings housing livestock shall meet the requirements of Section 3.02. Titled: Animals and Poultry.

2. Annual review of Planning Commission by-laws. Recommendations if any.

- a. Motion to accept the Planning Commission by-laws as written was made by William Geukes; seconded by Nancy Mensinger; four (4) ayes one (1) opposed. Gaylord Rochefort opposed.

PUBLIC COMMENTS

Open for public comments at 7:59 p.m.

None

Closed public comments 7:59 p.m.

DISCUSSION - DECISION OF PLANNING COMMISSION – RECOMMENDATIONS

None

REVIEW ITEMS FOR APRIL 2, 2018 MEETING

None

ADJOURN

Motion by Christin Rice, seconded by William Geukes to adjourn the meeting at 8:00 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date