

**Lake Charter Township Planning Commission Meeting
April 3, 2017**

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

Zoning Administrator Jim Gast also attended.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion to approve the March 3, 2017 minutes was made by Gaylord Rochefort; second by: William Geukes, all ayes, motion carried.

TOWNSHIP BOARD REPORT – Nancy Mensinger reported:

1. Review of the 2016 Audit Report by Brian from Gerbel & Company went well, the township has 11 month of operating funds at hand.
2. Two part-time seasonal positions are open for the Parks and Cemetery Department after 1 employee resigned and 1 is out on workers comp. with a broken arm. The positions are for 30-hours per week, and ads have been placed in the paper and are out on the Township Hall marquee. Since the Board meeting was held, a Water Plant Employee has also resigned and the search for a replacement will be posted soon.
3. Board of Review wage increase was approved.
4. Approved the purchase of the Fire Department air dryer with service contract.
5. Approved the purchase/replacement of a 14' mower deck, for the Kubota, for the Parks Department, the old 11' deck will be used at the Cemetery.
- 6.

ZBA REPORT – Nancy Mensinger reported:

The ZBA met on March 9th, 2017 – They approved the side yard variance for Apollo-Seiko, who is planning an expansion to their building.

Chairman John Murphy greeted those in attendance and read the rules on the back of the agenda.

OLD BUSINESS

1. None

NEW BUSINESS

1. None

PUBLIC COMMENTS – Opened at 7:10 p.m.

Zoning Administrator Jim Gast handed out copies of the Land Division act (excerpt) Act 288 of 1967 and the Lake Charter Township Ordinance No. 09-1 Land Division Ordinance. He highlighted pages 4 & 5 Letter "D" and Page 5 Letter "F". He recommended the following to the Planning Commission: 1. To hold a public hearing to make a correction on Page 5 Letter "F", 2. To add the right to allow a resident to apply for a variance to the 4-1 Lot Ratio; and 3. To add the statement "The depth to width ratios of this section do not apply to a

parcel to larger than 10 acres” to letter “D”. The Planning Commission can do just No. 1, and the others would be optional.

Christin Rice asked if this was in regards to lot splits.

Nancy Mensinger – no comment

Gaylord Rochefort – no comment

William Geukes – no comment

John Murphy – no comment

Motion to call for a public hearing with the possibility of the right to apply for a variance and ordinance amendment to correct and update the ordinance to a private road standard; was made by Gaylord Rochefort and seconded by Nancy Mensinger, all ayes, motion carried.

Nancy Mensinger asked if any of the members had fielded any calls or comments on the Medical Marijuana issue and asked if the Planning Commission members wanted to proceed with anything on this. Christin Rice stated that the information seemed too unclear and there was not enough information to make a clear decision. Gaylord Rochefort stated that if the township did nothing, the vendors would not be allowed into the township.

Closed at 7:40 p.m.

REVIEW MAIN POINTS OF PLANNING COMMISSION MEETING –

For May Meeting: Public hearing on Land Division Ordinance.

ADJOURN –Motion by Gaylord Rochefort, seconded by Nancy Mensinger to adjourn the meeting at 7:41 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date