

**Lake Charter Township Planning Commission Meeting  
April 4, 2022**



**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Members present were: William Geukes, Mike Essig, Jordan Klint, Megan Bowen, and Christin Rice

Absent: None

Zoning Administrator – Richard Kubsch

Township Trustee – John Wilk

No Guests attended

**APPROVAL OF AGENDA**

Motion to approve the agenda was made by: Christin Rice; seconded by: Jordan Klint; all ayes, motion carried.

**TOWNSHIP BOARD REPORT** – reported by: Mike Essig:

1. The Board appointed Robert Clark as Supervisor Pro-Tem in the interim until a supervisor is appointed.
2. The Galien River Sanitary District (GRSD) discussed changing billing methods to the Township's.
3. An application to the DNR Michigan Land and Conservation Fund was approved.
4. Township Attorney Scott Dienes reviewed the process of appointing a new supervisor with the board members.
5. Special meetings are being held on April 5, 2022 and April 13, 2022 regarding the Supervisor appointment.

**APPEALS BOARD REPORT** – reported by: Mike Essig

1. No meeting was held in April, next scheduled meeting is on Thursday May 5, 2022.

**APPROVAL OF MINUTES**

Motion to approve the March 7, 2022 minutes was made by: Megan Bowen, seconded by: Jordan Klint; all ayes, motion carried.

**AUDIENCE PARTICIPATION – Non-agenda**

**OLD BUSINESS**

1. None

## **NEW BUSINESS**

1. Master Plan Survey Draft review
  - a. Jordan Klint stated that the committee was not able to meet to review the survey prior to the meeting. The survey contains 12 questions. He recommended adding:
    - #13 What are 3 Top priorities the Master Plan should focus on?
    - #14 Identify the single most important issue the Master Plan should address.
    - #15 Additional comments
    - He will provide Rich Kubsch with a mock up with the revisions
  - b. Megan Bowen reviewed each of the 12 initial questions and made recommendations for Airbnb's, and added questions for families with school grade children age distinctions. She also thought that questions should be added about marijuana, the last time it came up was a while ago. Mike Essig stated that the Township Board would probably not be willing to approach that subject since the issue was voted on 2 years ago to not allow facilities into Lake Township, so the questions would be a moot point.

The members asked Rich Kubsch to forward the survey with revisions to Williams and Works and for it to be returned for review at the May 2, 2022 meeting. The survey can then go live to the residents on May 3, 2022 and the results reviewed in the June meeting.

Jordan Klint and Megan Bowen expressed their concern over the poor quality of the survey and suggested a credit be obtained from Williams and Works.

Megan Bowen requested an update time line from Rich Kubsch as she felt the survey is now delaying the process. Rich Kubsch stated that it would be best to proceed at a slower more cautious pace and be more thorough in the process.

## **Zoning Administrator Report**

Richard Kubsch reported on the following:

1. Reported that there are meetings are being held on April 5, 2022 and April 13, 2022 to review the applications for the Township Supervisor appointment.
2. Reported that the marijuana facility in M&M Die Cast Building has been shut down. The plants have been removed. The group has asked if the Township would be open to a Hemp facility or other venues of their operation.

**Audience Comments**

No comments from the audience

Commissioners commented on:


Mike Essig asked Rich Kubsch on the progress of the sign ordinance. Rich Stated that he is working on a draft of the ordinance; with all the issues happening at the Township in the last month it was set aside. The favored example is still the Stevensville Village ordinance among the Planning Commission members. Rich pointed out that it allows smaller signs but more of them. Also discussed were flags as signs and political signs.

Rich Kubsch stated that we are now allowed to move forward with the zoning change for the trailer park expansion. The Township Attorney Scott Dienes agreed that the change can be made without the finalization of the Master Plan changes to the zoning district. The trailer park management team is working on the paperwork and will submit the application. There will be an introduction on the agenda coming up soon.

**ADJOURN**

Motion to Adjourn was made by: Jordan Klint, seconded by: Megan Bowen at 8:06 p.m.

Next meeting May 2, 2022 at 7:00 p.m.

  
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Christin Rice - Secretary

5-7-22  
Date