

**Lake Charter Township Planning Commission Meeting
May 1, 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 April 3, 2017 minutes was made by William Geukes; second by: Nancy Mensinger, all ayes, motion carried.

TOWNSHIP BOARD REPORT – Nancy Mensinger reported:

1. Part-time employment for the cemetery and water plant was offered to Josh Rothrock to replace Cody Tucker and Tim Schiller was hired to help at the Park.
2. The Fire Department's 1995 Hummer was repaired; needing a new heater core and AC with hose and belt. Work was done by Harvey Cadillac of Grand Rapids since this is the only company that repairs older Hummers. The cost was \$4,614.89.
3. Berrien County Road Commission and the Township approved sealcoat/repairs to Date Road from Hinchman to Snow Roads (3.5 miles), Gast from Snow to Browntown Roads (1.5 miles), N. Hildebrandt from Red Arrow to just before I-94 (39 miles) keeping existing road bed and adding 3" of gravel. The cost for all three projects will be \$88,200.00.
4. The first quarter budget review for 2017. Treasurer Bob Clark reported that all funds are in-line to date with the current budget.
5. Library reported that the City wide rummage sale dates are May 19th to 20th 2017. \$10.00 permits are required. The Spring Fling dance will be held at the Weko Beach House on May 6, 2017 from 7 to 9 p.m. The band "Past-Time" will perform and tickets are \$10.00.

ZBA REPORT – Nancy Mensinger reported:

The ZBA will meet the week of May 8, 2017.

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

OLD BUSINESS

1. None

NEW BUSINESS

1. Addition to Section 7 titled: "Standards for Approval of Land Division". Subsection (D) under Ordinance No. 98-1 titled: "Land Division Ordinance" which would allow for the filing of a variance to the 4 to 1 depth to width ratio do to exceptional topographic or physical condition of the property.
2. Under the same ordinance, Section 7; subsection (F), to correct the section number under which the Private road Standards in the Lake Charter Township Zoning Ordinance is located.

PUBLIC COMMENTS/MEMBER CONCERNS – Regarding the above Revisions – Opened at 7:12 p.m.

Zoning Administration Jim Gast reviewed the changes with the members. Chairman John Murphy ask the members if they had any concerns or questions:

Christin Rice – None

William Geukes – None

Gaylord Rochefort – None

Nancy Mensinger – None

Chairman John Murphy – None

Closed at 7:15 p.m.

Motion to forward the changes to the Township Board, as recommended by Zoning Administration Jim Gast, for changes or corrections as needed was made by Gaylord Rochefort and seconded by: Nancy Mensinger. All ayes, motion carried.

REVIEW MAIN POINTS OF PLANNING COMMISSION MEETING –

Nancy Mensinger stated she went to the MTA Convention and one of the interesting topics of a class was on the discussion of Bed & Breakfasts or Air B&B's and the regulation of long and short term seasonal rentals.

Jim Gast stated that he is still doing research on sign ordinances.

For June Meeting: nothing as this time

ADJOURN –Motion by Christin Rice, seconded by Nancy Mensinger to adjourn the meeting at 7:30 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date