

**Lake Charter Township Planning Commission Meeting
May 1, 2023**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE
Chairman William Geukes called the meeting to order at 7:00 p.m.



ROLL CALL

Members present: William Geukes, Jordan Klint, Megan Bowen, Mike Essig, and Bill Shuler

Absent: Jason Kading and Christin Rice

Zoning Administrator – Richard Kubsch

3 - Guest attended

APPROVAL OF AGENDA

Motion to approve the agenda was made by: Mike Essig; seconded by: Megan Bowen; all ayes, motion carried.

TOWNSHIP BOARD REPORT – reported by: Mike Essig

1. Water meter issue at Warren Dunes Estate is delayed again.
2. Harold, Zach, and Sean were appointed as Emergency liaison.

APPEALS BOARD REPORT – reported by: Mike Essig

1. No Meeting

APPROVAL OF MINUTES

Motion to approve the April 3, 2022 minutes was made by: Jordan Klint; seconded by: Mike Essig; all ayes, motion carried.

AUDIENCE PARTICIPATION – Non-agenda – None

OLD BUSINESS

1. None

NEW BUSINESS

1. Zoning Ordinance Review
 - a. Jordan and Rich met and worked on a few sections still not ready to present.
 - b. Megan looked at area Townships that have recently updated setbacks regarding storm water.
2. Master Plan
 - a. v3 has been updated but has not been returned back.

- b. Motion to have Jordan and Megan review the document for correctness of the edits and then forward to the board for approval made by Mike; seconded by Megan. All eyes motion approved.

Zoning Administrator Report

1. Atwell presented the initial viewing of a proposed site plan for the Red Arrow expansion of the Warren Dunes Estates.
 - a. Some questions, the official proposal will be brought at a following meeting with questions addressed.
 - b. Looked over the requirement for a site plan to be reviewed.
2. We need to begin to look over the short term rental policy regarding safety and update our solar farm policy regarding end-of-life disposition.

Audience Comments

Shirly Meyer asked what the next steps are for the master plan timing and when will it be posted.

Madison Bishop w/ Atwell commented that she has had some recent experience with the Solar disposition and related zoning in Whiteside County Illinois, and we should review them. She also recommends a buildable area coverage percent as it relates to storm water. (Ex a 90% built lot and a shed 5 foot from the lot line represent different rain water patterns). Buildable area % are clear for the township and developers and avoid needing clarification at a later date.


ADJOURN

Motion to Adjourn was made by: Jordan Klint, at 8:05 seconded by: Mike Essig; all eyes, motion carried.

Next meeting June 5, 2023 at 7:00 p.m.



Jordan Klint



Date