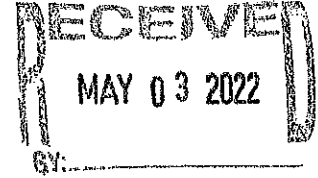


**Lake Charter Township Planning Commission Meeting
May 2, 2022**



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, Christin Rice, Megan Bowen, and Jordan Klint

Absent: None

Zoning Administrator – Richard Kubsch
Township Trustee – John Wilk
Township Trustee – Zach Carson
Township Treasurer – Robert Clark
2 - Guests attended

APPROVAL OF AGENDA

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

TOWNSHIP BOARD REPORT – reported by: Mike Essig

1. Approved new spigots and sprinklers for the Greenwood Cemetery.
2. Berrien County Road Department reported on the roads that will be repaired in the Township: Maplewood Street, Livengood Road, Russell Road and Hildebrant Road.
3. Water main replacements will take place on Snow Road from California to Jericho, Rambo Road from Baldwin Road to the CSX Railroad crossing.
4. The Board approved Stan Markovich as Supervisor Pro-Tem in the interim until the November election.

APPEALS BOARD REPORT – reported by: Mike Essig

1. No meeting was held in April, next scheduled meeting is on Thursday May 12, 2022.

APPROVAL OF MINUTES

Motion to approve the April 4, 2022 minutes was made by: Jordan Klint, seconded by: Megan Bowen; all ayes, motion carried.

AUDIENCE PARTICIPATION – Non-agenda – None

OLD BUSINESS

1. None

NEW BUSINESS

1. Citizen Planner Presentation – Eric Kubsch
 - a. Eric Kubsch son of Rich Kubsch gave a presentation on the subject of: Why Lake Charter Township needs Planned Unit Developments (PUD's)"
 - b. The presentation began at: 7:03 p.m. till 7:27 p.m.
 - c. Question and answer session followed at: 7:27 p.m. till 7:31 p.m.
 - d. The content of the presentation we good, well presented and accepted by the Planning Commission members.
2. Master Plan Survey Draft review
 - a. Rich Kubsch presented the revised survey for the Planning Commission members review and additional changes and updates were made
 - b. Motion to approve the survey with the edits was made by Jordan Klint; seconded by: Megan Bowen; all ayes, motion carried.

Zoning Administrator Report

Richard Kubsch reported on the following:

1. An introduction on the plans for the mobile home park expansion was explained by Rich Kubsch. This will be a map amendment for the district for the zoning to comply. The current zoning is C1 and Res AG to be changed to a mobile home park distinction.
2. Brian Styck of Atwell, a civil engineering firm, addressed the members regarding the 15-acre parcel South of the current mobile home park. They have been working on the utilities available and getting approvals for the drainage requirements. The plan is to have 54 new homes available and to connect the 2 parcels.
3. Rich Kubsch advised the members that the triangular shaped parcel has just recently been made available to the Township as an option for purchase.
4. Motion to set a Public Hearing for a Map Amendment to change the current zoning from C-1/R-AG to R-3 Residential Mobile Home Park was called for the June 6, 2022 meeting. Motion was made by Jordan Klint, seconded by: Megan Bowen; all ayes, motion carried.

Audience Comments

Township Treasurer Robert Clark commented that he had just attended a session on the housing crisis in the State of Michigan at the MTA Convention last week. He stated that the PUD process may be a way of getting affordable housing into Township. He plans to share some statistics from the Berrien County Department of Housing with Rich Kubsch for the Planning Commission's review.

Commissioners commented on:

Jordan Klint commented that he has been in touch with Shane Peters – Superintendent of Bridgman Schools and had asked him about the amount of increase in student that school could handle at this time. The numbers were 150 additional students in 1 years' time and approximately 300 students in 5-6 years' time.

ADJOURN

Motion to Adjourn was made by: Christin Rice, seconded by: Mike Essig at 8:22 p.m.

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

Christin Rice - Secretary

Date

DRAFT