

Lake Charter Township Planning Commission Meeting May 4, 2015

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice - Chair Gaylord Rochefort called the meeting to order at 7:00 p.m.

ROLL CALL

Recording Secretary Christin Rice called the roll. Board members present were: Vice-Chair Gaylord Rochefort, John Wilk, Charles Toth and William Geukes

Absent: Chair John Murphy,

Zoning Administrator Jim Gast attended.

APPROVAL OF MINUTES

Motion to approve the April 6, 2015 minutes, was made by William Geukes; second by: John Wilk, All ayes, motion carried.

APPROVAL OF AGENDA

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

TOWNSHIP BOARD REPORT – John Wilk reported:

- 1) The Fire department had 22 calls in March, 16 were medical.
- 2) Cemetery had 1 burial and 1 cremation.
- 3) Water Department pumped 49.9 million gallons in March which is down 9.2% from 2014.
- 4) On April 15, 2015 at a Special Meeting the board approved to have Catherine J. Jackson – a Human Resources Consultant, begin work on the Township's personnel policy and job descriptions.
- 5) Brad Reitz was appointed to the Parks Committee to replace Joe Johnson who resigned.
- 6) The Board tabled a proposal to rebuild Lemon Creek Road from Gast Road to Jericho Road in lieu of the Shawnee Road Project.
- 7) Proposal to amend the Cemetery Ordinance was sent to the Planning Commission for review and action.

ZBA REPORT – John Wilk reported:

ZBA will meet again on May 14, 2015.

OLD BUSINESS

1. Sewer Ordinance Review
 - a) Motion to table the Sewer Ordinance Review until the June meeting was made by Charles Toth, second by: William Geukes, all ayes, motion carried.

NEW BUSINESS

1. Cemetery Ordinance Review – Public Hearing
 - a) Zoning Administrator Jim Gast referred the Members to Section 16.02 B on Page 16-1. On the submission requirement of 30 days and changing it to only 15 days.
 - b) Discussed that letter "B" specifically states this is for Special Land Uses.
 - c) These changes may make a difference to the guests that were there to make Public Comment on an issue that they have and the amount time required to ask for a Special Land Use Permit or Conditional Rezoning.
 - d) Discussed holding a Public Hearing for both the Sewer Ordinance and the Cemetery Ordinance, but since the Sewer Ordinance was tabled the motion would only be for the Cemetery Ordinance.
 - e) Motion by William Geukes, seconded by Charles Toth to call for a Public Hearing on the Cemetery Ordinance for the June 1, 2015 meeting. All ayes, motion carried.
2. After a discussion the Members had with Zoning Administrator Jim Gast, Mr. Gast let the meeting at 7:30 p.m. stating that he had frustrated the Members with the confusion of the 2 Ordinance Reviews and calling for Public Hearing.

PUBLIC COMMENTS - Opened at 7:34 p.m.

- a. Mr. Kelly Branch owner of the property at 2721 Hinchman Road – Keeler Creek and Anna Brooks of Arcadia Gardens in Stevensville Michigan discussed with the Planning Commission Members the option of Conditional Rezoning and possible temporary land use that could go with the property if applied for by the property owner. Arcadia Gardens has outgrown its present location in Stevensville and would like to be relocated to the Hinchman Road property which is zoned Res/Ag. Mr. Branch has been paying commercial taxes since he has owned it. He stated he has consulted with the Township Attorney Dienes on this and that Jim Gast was also researching this for them. Something similar has been done in Lincoln Township. Expressed that they hope Jim Gast would have stayed to help clarify this issue somewhat.
- b. Planning Commission members suggested that they continue working with Jim Gast on this since the Planning Commission cannot proceed without formal paperwork being filed
- c. Suggested emailing Township Clerk Gloria Payne with the information they had gathered so far; so that she could forward it on to Jim Gast.

Closed at 7:56 p.m.

REVIEW MAIN POINTS OF PLANNING COMMISSION MEETING –

Public Hearing on the Cemetery Ordinance, and continued discussion on the Sewer Ordinance.

ADJOURN –Charles Toth made the motion to adjourn, second by John Wilk: All ayes, motion carried. Meeting was adjourned at 8:00 p.m.

Respectfully submitted by:

William Geukes – Secretary

Date

Christin Rice – Recording Secretary

Date