

**Lake Charter Township Planning Commission Meeting  
May 6, 2019**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Board members present were: Christin Rice, Haley Coulter, John Dzienes and Vice Chairman Bill Geukes and Nancy Mensinger

Zoning Administrator Jim Gast was absent

**APPROVAL OF MINUTES**

Motion to approve the April 1, 2019 minutes was made by: Haley Coulter; seconded by: John Dzienes; all ayes, motion carried.

**APPROVAL OF AGENDA**

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

**TOWNSHIP BOARD REPORT** – Christin Rice reported for Nancy Mensinger:

1. Brian Wisenski from Hungerford and Nichols presented the 2018 audit. The Audit is clean and fair with 18 months of operating funds on hand. He did note that the water plant still needs to pull funds from the general fund to help with plant operation.
2. P.A. 116 Application from Jeanne Frances Jasper trust – This application was reviewed by the Berrien County Conservation District and the Berrien County Commission to put 40 acres of land as agricultural in trust for farmland on Browntown Road for 99 years.
3. The Board approved the rezoning petition of Linda Schultz from Residential R-1 to Multi-Family R-2.
4. The electrical upgrade to sewer lift station #'s 33,42,43,45 for new generator hook-ups was approved. The job will be completed by Linear Electric for the amount of \$19,000.00.
5. The extension of the Assessor's contract with HSC Service was approved for \$2,900.00 a month for June 1, 2019 thru May 31, 2020.
6. MTA has asked the Township officials to pass a resolution on whether the offices of Supervisor, Clerk, Treasurer and Trustee's should be non-partisan. The resolution was opposed with 5-ayes and 1-day.
7. Medic-1 amendment resolution – Hartford Township and Hartford City opted to remove themselves as members for ambulance service. The Board approved the new resolution.
8. Radio water meter system – An estimate for 500 new radio meters and equipment to update the system came in at \$79,300.00 from Etna Supply. The cost of the radio meter is going to increase in June. The Board approved to purchase the 500 meters and the equipment. Currently the Township has 1,802 meters.
9. The Township Hall AVAC replacement 6-bids were received. 3 With maintenance agreements and 3 without. The Board approved to have Boelcke Heating & Air Conditioning do the job for \$42,000.00 without and maintenance agreement.
10. The electronics' recycling to in 29 monitors and 61 TV's
11. The Township Park is now open with lots of soccer, baseball and softball games happening and disc golfers.

**ZBA REPORT** – Nancy Mensinger

Nest meeting is Thursday May 9, 2019.

Vice Chairman Bill Geukes welcomed the public to the meeting.

**OLD BUSINESS**

1. None

**NEW BUSINESS**

1. Election of Chairman & Vice Chairman
  - a. Motion to nominate William Geukes as Chairman and Haley Coulter as Vice-Chairman was made by Nancy Mensinger, seconded by: Haley Coulter. All ayes, Motion Carried

**DISCUSSION - DECISION OF PLANNING COMMISSION – RECOMMENDATIONS**

New Chairman Bill Geukes read the letter from Berrien County Community Development in regards to the Linda Schultz request for rezoning of the property on 3696 Willow Road; stating that they did not concur with request as presented and should consider it for Special Use, Variance or consider it for Conditional Rezoning. And read a letter from Gary Radtke of Radtke Engineering in regards to last month's meeting and commented on how well the meeting went.

The members reviewed the profession development opportunities information. Nancy Mensinger, John Dzienes and Haley Coulter expressed interest in attending.

Nancy Mensinger presented the members with information from the MTA on Wind & Solar planning and zoning.

**REVIEW ITEMS FOR June 3, 2019 MEETING**

Election of officers

**ADJOURN**

Motion to Adjourn was made by Christin Rice, seconded by Haley Coulter at 7:35 p.m.

Respectfully submitted by:

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Christin Rice - Secretary

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Date