

Lake Charter Township Planning Commission Meeting June 1, 2015

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman John Murphy called the meeting to order at 7:00 p.m.

ROLL CALL

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

Absent: None

Zoning Administrator Jim Gast attended.

APPROVAL OF MINUTES

Motion to approve the May 4, 2015 minutes the correction of one word "left" instead of "let", was made by Gaylord Rochefort; second by: William Geukes, All ayes, motion carried.

APPROVAL OF AGENDA

Motion to approve the agenda was made by: Chairman John Murphy; second by: John Wilk, all ayes, motion carried.

TOWNSHIP BOARD REPORT – John Wilk reported:

- 1) The Police Depart hired Wes Koza as the fourth full-time police officer.
- 2) The Fire Department had 23 calls, 15 of which were medical.
- 3) The Park drainage project is underway and scheduled to be completed in about a month.
- 4) The Cemetery had two full burials and two cremations in the past month.
- 5) Three building permits for 3 new homes were issued.
- 6) The old Fire Station upgrade plan was approved to be sent out for bid.
- 7) The expired water contract with Baroda was discussed. A buy/sell agreement is being researched.
- 8) Lemon Creek Road repair from Gast Road to Jericho Road was approved.
- 9) Approved the payment of Michigan Township Association dues of \$6,201.63.

ZBA REPORT – John Wilk reported:

ZBA will meet on June 11, 2015, there are two variance requests on the agenda.

OLD BUSINESS

1. None

NEW BUSINESS

1. Conduct a review of our cemetery ordinance and seek additional information as to the number of urns that can be placed in one cemetery plot, the number of names on one head stone. Open for public comments. No action to be taken unless proper notification has been made.
 - a) Township Clerk Payne presented on the matter. Currently only 1 cremains can be placed in a grave. Tom Starks from Starks Menchinger provided examples and insight on what other Communities and Cemeteries are doing. There have been several requests from the public for multiple burials. Cremations are on the rise and the percentage of burials and cremations are at about 50/50. Clerk Payne suggested allowing 4 cremains in 1 burial plot. Currently the highest monument is 6' 2". Bushes and shrub heights and their maintenance are also an issue for Cemetery crew. Tom Starks stated that the Township's ordinance can state how many are allowed and how many monuments, which can reduce the Township's maintenance costs. And can specify what type of burials and how many are all allowed. Cemetery fees will need to be revised as well.
2. Discussion Planning Commission
 - a) Chairman Murphy asked what restrictions are being enforced by others. Size restrictions of the monuments, private monuments restrictions, height restrictions, and maintenance, distance between graves.

- b) William Geukes – asked about engraving names and on the front and backs of headstones and monuments.
 - c) Jim Gast – Stated that he helps pour the foundations of the headstones for the cemetery and discussed heights, watering and maintenance. There is a 4” wash area around the stones for maintenance purposes. And the footings are 6”.
 - d) Motion by John Wilk, seconded by Gaylord Rochefort to accept the proposed Cemetery ordinance revisions with the restrictions that maximum height of the monuments be set at 48”, all ayes. Motion carried.
3. Conduct a review of the Conditional rezoning request submitted by Kelly Branch. Request input from our township attorney and Jim Gast. Open for Public Comments. Discussion. Action.
- a) Jim Gast stated that he had a conversation with Mr. Branch and suggested proceeding with a zoning amendment as advised by the township attorney. The application has been filed. The attorney said this is happening with a number of the communities on similar matters. There will be a public hearing as required for the township. He handed out a Conditional Zoning report from the State of Michigan that legalized this type of zoning with conditions. Laws are in place for this. He presented a sample of conditional rezoning for the members to review and discussed where this could be inserted into the ordinance.
 - b) William Geukes – Asked if this is the State of Michigan’s way of spot zoning, Jim Gast stated that it changes the perspective on how the property is zoned.
 - c) Gaylord Rochefort – handed out and excerpt from Act 110 of 2006.
 - d) Further discussion on this will be added to the July meeting.
4. Review of Sewer ordinance, discussion on what can be placed in same (current). Open for public comments. Discussion, action.
- a) Review of this will be added to the July meeting.

PUBLIC COMMENTS - Opened at 8:13 p.m.

- a. Jim Gast apologized for leaving the May meeting early. He only wanted to diffuse an argument he thought was going to start.

Closed at 8:15 p.m.

REVIEW MAIN POINTS OF PLANNING COMMISSION MEETING –

Conditional zoning & review of Sewer ordinance.

ADJOURN –William Geukes made the motion to adjourn, second by Gaylord Rochefort: All ayes, motion carried. Meeting was adjourned at 8:16 p.m.

Respectfully submitted by:

William Geukes – Secretary

Date

Christin Rice – Recording Secretary

Date