

**Lake Charter Township Planning Commission Meeting
June 2, 2019**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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, Chairman Bill Geukes and Nancy Mensinger

Zoning Administrator Jim Gast
Township Board Trustee John Wilk

APPROVAL OF MINUTES

Motion to approve the May 6, 2019 minutes was made by: Nancy Mensinger; seconded by: John Dzienes; all ayes, motion carried.

APPROVAL OF AGENDA

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

TOWNSHIP BOARD REPORT – Christin Rice reported for Nancy Mensinger:

1. Water and sewer rate study – Tom Tracrak with H.J. Umbough & Assoc. was approved to review the financials to help set the water/sewer rates. It has been 7 years since this was done. This is also needed for the Townships DEQ report.
2. Asphalt seal quote for 2019 – The sealing of the water plant for \$12,122.00 and the Township Hall for \$9,695.00 was approved to Shembarger.
3. Approved the capital improvement program amendment revision #5.
4. Approved the resolution in support of non-motorized vision system.
5. The water agreement with Baroda Village was reviewed by the Village attorney, the Township attorney and by the USDA. The agreement was signed by all for another 40 years.
6. Intake cleaning for the Water Plant by Underwater Construction Corp. for \$12,990.00 was approved.
7. Fire Department:
 - a. Fire nozzles: 6 new nozzles needed on the truck have been purchase in case of fire at the Cook Nuclear Plant.
 - b. Pagers for the firemen needed to be updated; the quote from Tele-Rad for \$17,466.12 was approved.
 - c. The Public Safety Building conference room data system needed updated for meetings and training equipment; TPC Technologies was approved for \$5,997.30.
8. Lake Solis Development – Rob Andrew of Merritt Engineering recommended approved of the private road. The board approved it pending the approval of the Berrien County Road Department. Approved the name of the road as “Lake Solis Drive”; and also authorized the Township Supervisor to sign the required Department of Environmental Quality permits with conditional approval resolutions from required agencies.
9. Leco Corporation has donated the property on the corner of Lemon Creek and Gast Road to Cornerstone Alliance.

ZBA REPORT – Nancy Mensinger – No Report

Chairman Bill Geukes welcomed the public to the meeting.

OLD BUSINESS

1. None – However Chairman Geukes advised the members that there is no further action required on the Willow Road – Linda Schultz application.

NEW BUSINESS

1. Request for a Special Land Use Permit to install an off-site sign on an industrial zoned property.
 - a. Dan Nitz – Presented that he is opening a winery in Baroda on June 4, 2019 and is asking to place a sign on Red Arrow Hwy to draw people to Baroda for winery tourism. However there was a change in the sign size and the application was instructed to withdraw his request and reapply with the new size. He will be allowed to place a temporary sign for 60-days.

Update on any ordinance issues by Jim Gast

Jim Gast presented the members with a book “The Township Guide to Planning & Zoning”

Discussion was held on the sign ordinance #14.03 A.

Nancy Mensinger presented the members with copies of the PowerPoint presentation on “Education Industrial HEMP Seminar” she attended.

REVIEW ITEMS FOR June 1, 2019 MEETING

Special Land use – Dan Nitz

ADJOURN

Motion to Adjourn was made by Christin Rice, seconded by Haley Coulter at 7:51 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date