

**Lake Charter Township Planning Commission Meeting  
June 6, 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, Jordan Klint, Megan Bowen, and Christin Rice,

Absent: None

Zoning Administrator – Richard Kubsch

Township Trustee – John Wilk

9 - 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. Passed a resolution for Best Practices Membership which enables the Township to work with other municipalities.
2. Approved an increase in the water tap fees.
3. Passed a resolution for maintenance of the John Gast non-motorized trail.
4. Hired the law firm of Foster Swift to represent the Township at the Tax Tribunal against the Cook Nuclear Plant.

**APPEALS BOARD REPORT** – reported by: Mike Essig

1. No meeting was held in May.

**APPROVAL OF MINUTES**

Motion to approve the May 2, 2022 minutes was made by: Mike Essig, seconded by: Jordan Klint; all ayes, motion carried.

**AUDIENCE PARTICIPATION – Non-agenda** – None

**OLD BUSINESS**

1. None

## **NEW BUSINESS**

1. Public Hearing – Map (Zoning) Amendment
  - a. A map Amendment (Zoning Change) to amend the Lake Charter Township Zoning Ordinance map; To amend Chapter 4 pertaining to the Township Official Map; to amend the property zoning for the parcel located at 11467 Red Arrow Hwy, Parcel number 11-11-0136-0007-04-9 from a split zoning of R-AG (residential/Agricultural) and C-1 (Commercial) to a single zoning classification of R-3 (Residential Mobile Home).
  - b. Zoning Administrator Rich Kubsch stated that he sent out 17 letters noticing the map amendment – 1 bounced back from the Post Office and there were no responses on the others.
  - c. Opened public hearing for comments at: 7:02 p.m.
    - None
    - Closed at: 7:03
  - d. Commissioner Comments – None
  - e. Motion:

### **A Motion to Approve:**

I Jordan Klint as an appointed member of the Planning Commission for Lake Charter Township make a Motion towards approval for the requested Map Amendment.

It is my recommendation to allow the parcel located at 11467 Red Arrow HWY parcel number 11-11-0136-0007-04-9 to be rezoned to the status of an R-3 (Residential Mobile Home) district from their current assigned split zoning of C-1 (Commercial) and R-AG (Residential/Agricultural). My recommendation is based on these reasons listed below and based on the Township Zoning Ordinance of 2011, its amendments and specifically section; 4.03 [Rules for Interpretation of District Boundaries] and the Townships' Master Plan for 2007.

### **The proposed change is in accordance with the Township's Master Plan.**

Base on the Township Master Plan of 2007 chapter 10 [Future Land Use Plan]. Although the Future Land use Map has depicted this parcel as best suited for a future use of C-1 [Commercial], in chapter 10 appears this statement which I feel also applies to this parcel; *Note that the future land use designations on Map 7 (Future Land Use Map) are to be viewed as general, with indistinct edges. Along the margins, where two or more designations adjoin, either land use class may be appropriate.* The rear edge of this parcel already connects with the district designation of R-3 and according to this statement from the Master Plan, the site could be easily considered R-3 also. Additionally, the parcel is bordered on each side by an "I" (Industrial) district which also borders the existing R-3 Mobile home park. Compatibility between an "I" district and an "R-3" district has already been established.

### **The proposed change is a reasonable change to the Mapped Districts described in chapter 4 of the 2011 Zoning Ordinance.**

Based on the 2011 Zoning Ordinance chapter 4 section 4.03 [ Rules for Interpretation of District Boundaries] letter "A"; *In order to more effectively protect and promote the general welfare and accomplish the aims and objectives of the Lake Township Land Use Plan, the Township is divided into Zoning Districts of such number, boundaries, shape and area, and of such common unity of purpose adaptability or use, that are deemed most suitable to provide for the best development of the community.* I believe this change would enhance existing uses in the area by providing potential employment opportunities for the existing businesses, promote general welfare of the community and would allow a potential land use development that could benefit the community. Additionally, the parcel is bordered on each side by an "I" (Industrial) district which also borders the existing R-3

Mobile home park. Compatibility between an "I" district and an "R-3" district has already been established.

It is my recommendation that the proposed change would be in accord with the Master Plan and that the potential for an R-3 development on this property would be a considerably better benefit to the community than could be allowed as a split zoned parcel. I recommend that this motion to amend the Township Map be approved and sent forward to the Township Board.

**Meeting Minutes attachment (X)**

**Additional attachments (X)**

**Signed:**  Jordan Klint

**Second:**  Megan Bowen

**Dated:**  June 6, 2022

**Votes:** **AYES**  5  **NAYS**  0

### **Zoning Administrator Report**

Richard Kubsch reported on the following:

1. An introduction to a Map Amendment on 12087 Red Arrow Hwy, Property # 11-11-0135-0024-03-4 was presented. Rich Kubsch stated that this was a permitted use application.
  - a. Rich Kochanny – 6130 Browntown Road, Sawyer MI 49125 – stated that he has purchased the property and would like to put up a workshop for his construction/property management business. Has already obtained environmental survey's phase 1 and 2 and they are complete. He would like to begin as soon as the approvals are in place. A site plan will be drawn at scale and more details will follow.
2. Zoning Amendment for the property behind Sieman's Ford, no current address is assigned. Property Number: 11-11-0017-0017-03-3. Presentation by Mark Olson and Stephanie Miles – 4366 E. Chole Circle, Muskegon, MI 49444.
  - a. Would like to install Cabins for renting and an RV park. They would install privacy fencing. There would be stationary buildings with common areas, showers and restrooms for the RV's. They would like to start with 20 RV slots and 5 cabins.
  - b. Chairman Geukes asked about the acreage required for an RV park. Rich Kubsch responded that it was 120 acres and then it was limited to an industrial park requirement. Megan Bowen asked if the rentals were short term.
  - c. Motion to call for a Public Hearing for the July 11, 2022 Meeting was made by: Jordan Klint; seconded by: Mike Essig; all ayes, motion carried.
3. The Master Plan Survey is live and available for residents to complete. The site is: [www.surveymokey.com/r/LakeTwpMasterPlan](http://www.surveymokey.com/r/LakeTwpMasterPlan)

### **Audience Comments**

Opened at: 7:32 p.m.

None

Closed at: 7:33 p.m.

**Commissioners' Comments**

None

**ADJOURN**

Motion to Adjourn was made by: Christin Rice, seconded by: Mike Essig at 7:33 p.m.; all ayes, motion carried.

Next meeting July 11, 2022 at 7:00 p.m.

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Christin Rice - Secretary

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Date

DRAFT