

**Lake Charter Township Planning Commission Meeting  
July 1, 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 was absent  
Township Board Trustee John Wilk

**APPROVAL OF MINUTES**

Motion to approve the June 3, 2019 minutes was made by: Haley Coulter; seconded by: John Dzienes; all ayes, motion carried.

**APPROVAL OF AGENDA**

Motion to approve the agenda with the removal of the request for special land use permit – The application has 60-days to apply; was made by: Nancy Mensinger; seconded by: Haley Coulter; all ayes, motion carried.

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

1. MTA dues were renewed for another year at a cost of \$6,898.94
2. The foreclosed property on Northwood Lane off Linke Street was purchased for back taxes. This property is the road right of way. To avoid any issues the Township can now take ownership and obtain the easement for water and sewer utilities. Back taxes were \$1,103.45 and it will be a private road.
3. I&M will upgrade 27 street lights through the Township with LED light bulbs. There is no cost to the Township and the monthly cost will remain the same.
4. Eagle Scout James Jasper will be replacing the flag, cleaning up head stones and placing a brass plaque in honor of the civil war veterans that are laid to rest at the California Road Cemetery. The Township will cover the cost of \$2,394.25 for all the items needed. Other scouts from Troop 624 in St. Joseph, MI will be helping him. His goal is to be done by the end of summer.
5. Berrien County Drain Commission presented at the meeting in regards to the Hickory Creek Drain and what changes will be made. More information will come in the future.
6. Sewer Resolution to amend the Sewer budget was approved. Due to the rainy weather and lift station repair, a transfer of \$100,000.00 from the general fund was made for the repair and increased costs. And also increase the repair budget to \$100,000.00 instead of \$20,000.00, an \$80,000.00 increase. The total Sewer resolution will be for \$180,000.00 from the General fund to Sewer budget.

**ZBA REPORT** – Nancy Mensinger –

Approved a side yard setback variance for the houses at 10584 and 10595 California road. Both houses have a shared driveway. The property line for the house on 10595 will have a garage on it now, so that it would give only a 5' variance and shorten the lot size to less than an acre.

Chairman Bill Geukes welcomed the public to the meeting.

**OLD BUSINESS**

1. None

**NEW BUSINESS**

1. None

**Update on any ordinance issues by Jim Gast**

Chairman Bill Geukes stated that Jim Gast will be gathering information for a presentation on the sign ordinance.

**REVIEW ITEMS FOR August 5, 2019 MEETING**

Special Land use – Review

Sign Special Land Use

**ADJOURN**

Motion to Adjourn was made by Christin Rice, seconded by Haley Coulter at 7:12 p.m.

Respectfully submitted by:

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Christin Rice - Secretary

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Date