



LAKE CHARTER TOWNSHIP PLANNING COMMISSION

July 10, 2023

Meeting Minutes

PRESENT: Bill Guekes, Mike Essig, Bill Shuler, Jordan Klint, and Megan Bowen

ABSENT: Chris Rice and Dan Birochuk

The meeting agenda was approved.

Motion by Mike Essig with a second by Megan Bowen to approved the previous meeting minutes. Motion passed 5/0.

Mike Essig gave the following Township Board meeting report: The water line project on Snow Road and Rambo Road is still on hold waiting for the delivery of water pipe. Lake Township is on the low side for sewer tapping fees. The Lift Station #30, at times, has operated at 300% of its stated capacity. The audit of Lake Charter Township shows us in excellent financial position with 28 months of operating money on hand. The second reading of the moratorium on Green Energy projects was passed. A speed study on Gast Road will be done. A workshop meeting was held to discuss a merger of our fire department with Lincoln Township Fire Department.

The Zoning Board of Appeals did not meet so there was no report.

NEW BUSINESS: Chairman Bill Guekes opened the meeting to the public at 7:04 p.m. to hear discussion on the request of Rasa Mitkus to open a winery at 11945 Red Arrow Hwy. Bridgman. Rasa Mittus made a presentation about her plans and Scott Kuchta of Abonmarche Consultants also made supporting comments. Residents John Lemon of 11927 Red Arrow Hwy., Bridgman and Doug Ryskamp of 12011 Red Arrow Hwy., Bridgman also commented. The comments were generally favorable. Public comment were closed at 7:09 p.m.

The motion to approve request (See attached motion narrative) was made by Jordan Klint with a Second by Mike Essig. Motion passed 4/1. Megan Bowen opposed.

The Warren Dunes Village expansion was discussed with comments made by Zoning Administrator, Rich Kubsch and Commission Members. Discussion on changes to original plans were reviewed and a corrected version was agreed upon. A motion was made by Jordan Klint (See attached narrative) with a second by Mike Essig to approve the expansion. Passed 4/1 with Megan Bowen casting opposing vote.


An ordinance review with presented by Jordan Kint. Several recommendations were presented. Some of which were a new country residential district, clustered development, use of narrow lots, the retaining of township rural feel and promote growth. Discussion on using the word "may". Solar and wind energy.

Zoning Administrator, Rich Kubsch reported on work on a solar energy ordinance draft. He also presented a rental ordinance draft recommendation. He would like the Planning Commission to work on refining the document as a starting point.

Electric car fires were discussed and how to prepare for them. More information to be gathered. Resident, Shirley Myers commented that this meeting date change was not on the Township Website. Website was checked and is correct. She also commented on the development of a solar farm and the Planning Commission development of an ordinance during the moratorium that is in place. It was stated that the time frame of 18 months may not be needed.

Motion by Jordan Klint with at second by Mike Essig to adjourn the meeting. Motion carried 5/0.
Meeting adjourned at 8:16 p.m.

Respectfully Submitted By,


John Wilk
Acting Secretary

