

## **Lake Charter Township Planning Commission Meeting August 1, 2016**

### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

### **ROLL CALL**

Board members present were: Chairman John Murphy, Vice-Chair Gaylord Rochefort, John Wilk and Christin Rice, and William Geukes.

Zoning Administrator Jim Gast also attended.

### **APPROVAL OF AGENDA**

Motion to approve the agenda was made by: Christin Rice and second by: Gaylord Rochefort, all ayes, motion carried.

### **APPROVAL OF MINUTES**

Motion to table the approval of the July 11, 2016 minutes was made by John Wilk; second by: Gaylord Rochefort, all ayes, motion carried.

### **TOWNSHIP BOARD REPORT**

1. Berrien County Drain Commissioner candidate Kevin Gillette attended the meeting.
2. Baroda-Lake Township Police Department reported that they have had 1503 complaints this year so far.
3. The Fire Department reported 43 calls in June, 11 of which were medical.
4. Service agreement between the EGA and the Township was approved.
5. Phase II of the old fire station remodel bid was awarded to Fiskars for \$107,000.00, which was the lowest bid.
6. No burials or cremations were done in the past month.
7. The Water Department pumped 78.4 million gallons in June compared to 61.5 million gallons in June of 2015.
8. The Board asked architect, Chris Brooks to draw up some suggestions on limiting access to the administration offices by reconfiguring the front desk area.

### **ZBA REPORT** – John Wilk reported:

The ZBA met in July however there was nothing on the agenda.

Chairman John Murphy greeted those in attendance for Public Comments.

### **NEW BUSINESS**

1. Proposed Zoning Amendment. Property with the tax code number of #11-11-0029-0005-15-2. The subject of this public hearing is to review and make a recommendation whether to rezone the above mentioned property from its current zoning of R-AG, Residential-Agriculture to RE, Recreational. Lake Charter Township has recently purchased this property and wishes to add it to the existing Lake Charter Township Park so it can be used for the recreation and enjoyment of the public. The Lake Charter Township Park is currently zoned recreational.
2. Open for public comments at 7:12 p.m.
  - a. Shawn Mackey – Questions regarding fencing in the area, and the reason for the re-zoning.
  - b. Joe Svoboda – If the property is rezoned, what would be done to the surrounding area? How did the property come up for sale? Will there be any fencing and any roads added?.
  - c. Harry Groth – Questioned the current zoning, discussed issues with the previous owner. Was also interested in fencing and trees. What would happen with any vehicles or equipment currently on the property? Stated he was in favor of keeping it zoned Res/AG. Wanted to make sure the property would be maintained.
  - d. Zoning Administrator Jim Gast informed those present of the procedure involved in rezoning the property. Currently no plan will be reviewed or approved at this meeting. The Township Board

would have more information after the procedure is correctly followed and then it would be given over to the Park Board for decisions on any further development, if any.

3. Public Comment was closed at 7:27 p.m.
4. Discussion Planning Commission
  - a. Gaylord Rochefort – No concerns, but wanted to make sure the concerns of the citizens are noted.
  - b. Christin Rice – None
  - c. William Geukes – None
  - d. John Wilk – The Township will address the concerns of the citizens on this matter.
  - e. John Murphy – None
5. Planning Commission. Recommendation/Vote.
  - a. Motion by Gaylord Rochefort, seconded by William Geukes to recommend rezoning the Property with the tax code number of #11-11-0029-0005-15-2 from its current zoning of R-AG, Residential-Agriculture to RE, Recreational
  - b. Discussion – Gaylord Rochefort stated that the Master Plan does not show that the property should be rezoned if it is purchased.
  - c. All Ayes, motion carried.

**OLD BUSINESS**

1. Review of Draft by-laws for Planning Commission as previously presented by Williams & Works.
2. The members reviewed the revised version provided by Williams & Works, line by line.
3. Zoning Administration Jim Gast suggested that the Planning Commission have the Lake Township Attorney review any by laws that were approved
4. Discussion on whether the By-laws were needed - Members were referred to Chapter 19 of the Zoning Ordinance Administration & enforcement section 19.01 #5 Page 19-2 which states: Bylaws and Record-keeping. The Planning Commission shall adopt bylaws for the transaction of business and shall keep a public record of its resolutions, transactions, findings and determinations.
5. Motion by William Geukes, seconded by John Murphy to approve and accept the Lake Township Planning Commission By-laws as presented by Williams & Works pending review by the Township Attorney, all ayes, motion carried.

**PUBLIC COMMENTS –**

**REVIEW MAIN POINTS OF PLANNING COMMISSION MEETING –**

For the September – Possible updates on the rezoning and the By-laws review by the Township Attorney..

**ADJOURN** –Motion by Christin Rice, seconded by William Geukes to adjourn the meeting at 8:17 p.m.

Respectfully submitted by:

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Christin Rice - Secretary

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Date