

**Lake Charter Township Planning Commission Meeting
August 5, 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

APPROVAL OF MINUTES

Motion to approve the July 1, 2019 minutes was made by: Haley Coulter; seconded by: Nancy Mensinger; all ayes, motion carried.

APPROVAL OF AGENDA

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

TOWNSHIP BOARD REPORT – Christin Rice reported for Nancy Mensinger:

1. Sanitary sewer infiltration investigation on lift stations will be done by Merritt throughout the Township, watching the flow and doing field investigation and other measures to help find where all the gray water flow is coming from. This service will be done on an hourly rate and recommendations will be made on how to fix it.
2. Pavilion Rental rate for non-residents. The current rate is \$75.00, the recommended rate increase is \$125.00. This is still a reasonable rate. The Board approved the rate increase for rentals in 2020.
3. Fire Department liability insurance from the Hartford Life and Accident Co. for \$6,217.92. The rate remains the same as last year.

ZBA REPORT – Nancy Mensinger

No business for the July meeting; the next meeting will be held on September 12, 2019.

Chairman Bill Geukes welcomed the public to the meeting.

OLD BUSINESS

1. None

NEW BUSINESS

1. Special Land Use request a Bed and Breakfast at the address of 3277 Shawnee Road, Bridgman MI; tax ID: 11-11-0016-0010-19-7. The request is being made by Larry and Chris Overton, potential purchasers of the property.
 - a. Presentation by Larry Overton – he and his wife plan to purchase the property and plan on living in the home and renting the upstairs. Facilities are available to accommodate

a bed and breakfast and would be willing to answer to the concerns of parking in the drive way. Adjustments will need to be made, however not a lot of traffic is expected.

b. Planning Commission Concerns:

- Christin Rice – None
- John Dzienes – Asked about the out buildings on the property and the making parking available over by them. Asked about the main entrance location and discussed security cameras and how the guests would be gaining access to the upstairs.
- Nancy Mensinger – Stated that the kitchenettes may need to be removed and/or approved by the Fire Department prior to opening for business. Also discussed that the outside stairway may have to be removed and a new larger one built.
- Haley Coulter – Agreed with the issues on the parking lot and stairs.
- Chairman William Geukes - Mentioned the parking and traffic concerns and that it may be necessary to do a drive around so no one backs out onto Shawnee road. The traffic in that area, due to Pebblewood golf course, can be fast and congested.

c. Public Comment – Opened at 7:14 p.m.

- Elaine Nichols – 3235 Shawnee Road – Expressed concerns on the parking and sited the ordinance that states 1 space is needed for each sleeping room and suggested that space may be made on the east side of the building.

Public Comment – Closed at 7:17 p.m.

d. Motion and Recommendations

- Chairman William Geukes read The Zoning Ordinance page 16-6 and 16-7 on Bed and Breakfast Letter “B” the 14 Performance Standards.
- Motion to approve the Special Land Use Permit for 3277 Shawnee Road, Bridgman, MI tax ID: 11-11-0016-0010-19-7 with an additional 6-parking spots, the possible removal of the stoves/kitchenettes per the Fire Department recommendation, repair/replace the stairway and to add a buffer on the east side of the property west of the neighbor was made by: Nancy Mensinger, seconded by: Haley Coulter. All ayes, motion carried.

Public Comment – opened at 7:25 p.m.

Shelly Yuran – 11921 Date Road – Stated that the 2011 Zoning Ordinance had # 5.09 in it and allowed for residential AG property owners to allow them to construct a home for aging parents to reside in pre-fab manufactured homes. She was asking the Planning Commission to look into this and consider adding it back into the Ordinance. She is selling her home to her daughter and future son-in-law and would like to remain as close by as possible.

Jim Gast – Clarified the discussion and suggest that copies could be given to the Planning Commission and consider it for the September meeting. He was unsure as to why it was removed from the previous ordinance 8 years ago.

Manfred Moneta – 3856 Lemon Creek Road – also supported this and that he will be signing his home over to his daughter and would like to remain on the property as long as he is able and would take advantage of this ordinance if it was reinstated.

Christin Rice – Stated that she remembered a family on the corner of Jericho and Linco Roads that had such an arrangement with the parents and had set them up in a trailer type home. After both parents had passed away the home was removed. She saw no harm in reconsidering this.

Jim Gast stated he will provide the members with the necessary information on this.

Update on any ordinance issues by Jim Gast

None

REVIEW ITEMS FOR August 5, 2019 MEETING

Sign Special Land Use

ADJOURN

Motion to Adjourn was made by Christin Rice, seconded by John Dzienes at 7:40 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date

