

**Lake Charter Township Planning Commission Meeting
September 12, 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

1 - Guests attended

APPROVAL OF AGENDA

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

TOWNSHIP BOARD REPORT – reported by: Mike Essig:

1. Held the 2nd reading and passed the amendment the ordinance zoning map to the RV Park parcel from Industrial to Commercial.
2. Held the 2nd reading and tabled the amendment the ordinance zoning map to the RV Park parcel from Res-A/G and C-1 to R3. The board is waiting for a Master Meter on the old Park.
3. Zach Carson was elected at the August 2nd 2022 election to fulfill the term of the late John Gast. He took office on September 6, 2022 in order to be involved in the 2023 budget planning.
4. Robert Clark has been working with Cornerstone Alliance on the property development between Gast and California roads. \$5,000.00 has been budgeted for a study.
5. Passed a water main replacement on Snow and Rambo Roads. It will take about 4-8 weeks to get the needed pipes.
6. Applications are being accepted for the vacant Township Trustee position until September 16, 2022.
- 7.

APPEALS BOARD REPORT – reported by: Mike Essig

1. No meeting – nothing for the agenda.

APPROVAL OF MINUTES

Motion to approve the July 11, 2022 minutes was made by: Christin Rice; Megan Bowen discussed her reasons for voting against the site plan for 12087 Red Arrow Hwy. She did not have “concerns” about the business, she did not know what the business actually was. Corrections to the minutes were made accordingly, seconded by: Mike Essig; all ayes, motion carried.

AUDIENCE PARTICIPATION – Non-agenda – None

OLD BUSINESS

1. None

NEW BUSINESS

1. None

Zoning Administrator Report

Richard Kubsch reported on the following:

1. The Berrien County Southwestern Commission approved the two amendments to the Zoning Map and concurred with the Lake Township Planning commission on the changes.
2. Updated on the Master Plan – Rich, Megan and Jordan meet via Zoom with Andy at Williams and Works. They went through the survey results step by step. The next step in the process will be a meeting with all Planning Commission members. Update on the process timeline will probably continue until Spring of 2023. Discussion was held on the date of the meeting with Andy, possibility of holding two open houses and the effect they would have as sometimes these meetings do not provide positive information and can be inconclusive.
3. Motions and Reports – Rich explained the process of preparing the motions in advance and presented an example diagram of the format. He stated that he discussed the process with the Township Attorney who felt the process was within legal boundaries.
 - a. Megan Bowen – disagreed with the process for the following reasons.
 - a.i. It gives the impression that a decision was made outside of the meeting.
 - a.ii. It gives the applicant the impression that the process was not fair.
 - a.iii. It goes beyond the requirements of the Planning Commission Bylaws and is not included in the Bylaws.
 - b. William Geukes supported the format due to many issues in the past that he felt made the Planning Commission look unprepared and unprofessional in our approval/denial processes.
 - c. Christin Rice agreed with William Geukes stating she has worked with three jurisdictions and the feeling of being at loss for proper wording can cause the Township future legal issues.
 - d. Mike Essig stated that he agreed with the format as well and that having it reviewed by the Township Attorney would be a good idea to get his full support and guidance on the preparation of motions.

William Geukes requested that Rich contact Attorney Scott Dienes on this and report for the next meeting if possible.

Audience Comments

Opened at: 8:00 p.m.

None

Closed at: 8:00 p.m.

ADJOURN

Motion to Adjourn was made by: Jordan Klint, seconded by: Megan Bowen at 8:02 p.m.; all ayes, motion carried.

Next meeting October 3, 2022 at 7:00 p.m.

Christin Rice - Secretary

Date