

**Lake Charter Township Planning Commission Meeting  
September 14, 2020**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chairman William Geukes called the meeting to order at 7:00 p.m.

**ROLL CALL**

Board members present were: William Geukes, Nancy Mensinger, Haley Coulter, John Dzienis and Christin Rice

Zoning Administrator - Jim Gast

**APPROVAL OF MINUTES**

Motion to approve the July 6, 2020 minutes was made by: Haley Coulter, seconded by: John Dzienis; all ayes, motion carried.

Motion to approve the August 10, 2020 minutes was made by: Nancy Mensinger, seconded by: Haley Coulter; all ayes, motion carried.

**APPROVAL OF AGENDA**

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

**TOWNSHIP BOARD REPORT** – Nancy Mensinger:

1. Lake Township Board meetings are now on Zoom; you can get to the site by going to the Township website and clicking on meetings.
2. Lake Township August 4<sup>th</sup> Election stats: The Township had 1,185 total voters; 707 absentee voters and 478 in-precinct voters. This is a record number of voters for a Primary Election.
3. Sober and Decker Drain on Holden Road. The reconstruction of the culvert under Holden Road came in at a cost of \$295,830.00. This will be spread over the district, and Lake Township's portion will be \$77,983.50.
4. The Township Board approved the new zoning ordinance for Medical and Hardship Conditions as the Planning Commission proposed to the Board.
5. Approved to pay Baker Tilly Municipal Advisor \$16,000.00 for the professional services regarding the water and sewer rate study.

**ZBA REPORT** – Nancy Mensinger

1. The meeting was held on September 10, 2020, and there was nothing on the agenda to report.

Chairman William Geukes thanked the members for attending the meeting and read the Lake Charter Township Planning Commission Policy for Conducting Business as so stated on the back of the agenda.

**OLD BUSINESS**

1. None.

**NEW BUSINESS**

1. None.

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

Jim Gast stated that there are two items before the Township Board:

Amending the Water Ordinance for review and the extension of the Sewer main on part of Holden Road. This would come before the Planning Commission in the October meeting and there would be a call for a public hearing in the November meeting.

Reviewing the Medical Marijuana ordinance. If the Planning Commission members felt it should be reviewed, then he suggested that scheduling the visit of a dispensary of a commercial sales facility may be in order. Since it is now legal, it may be that there are voters now in favor of having such a facility in the area. At the last vote on Medical Marijuana the community was not in favor, but climate on this may have changed now. If so, the Planning Commission should look at other jurisdictions ordinances that are already in place to see if one could be adapted. There are 4 such locations in Berrien County: two in Niles, one in Bangor and one in Buchanan.

Motion to visit a dispensary if the climate of the area has changed was made by Haley Coulter, seconded by: John Dzienis. 4-ayes, 1-Nay. Motion carried.

**Public Comment –**

Haley Coulter advised the members that she will be moving out of Lake Township and will be leaving the Planning Commission after the November meeting. The Planning Commission members are saddened to see her leave.

**REVIEW ITEMS FOR September 14, 2020 MEETING**

Jim Gast – 2 possible ordinance reviews.

**ADJOURN**

Motion to Adjourn was made by Christin Rice, seconded by Haley Coulter at 7:21 p.m.

Respectfully submitted by:

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Christin Rice - Secretary

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Date