

**Lake Charter Township Planning Commission Meeting
September 9, 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 Dzienis, Chairman Bill Geukes and Nancy Mensinger

Zoning Administrator - Jim Gast
Township Board Member – John Wilk

APPROVAL OF MINUTES

Motion to approve the Aug 5, 2019 minutes was made by: Nancy Mensinger; seconded by: John Dzienis; all ayes, motion carried.

APPROVAL OF AGENDA

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

TOWNSHIP BOARD REPORT – Christin Rice reported for Nancy Mensinger:

1. Water Plant items month of August:
 - a. Sodium Bulk tank 500 Gallon tank liner was installed. The 10 year life span lasted 11 years and to replace them would require the roof to be removed. Board approved the tank relining by Ultimate Corrosion Control Inc. at a cost of \$20,972.00.
 - b. Bids were received for valve replacement on 3 16” valves and 2 8” valves. The board approved Woodruff to replace all of them at accost of \$67,517.88. The Water plant employees felt this company would do the best job. One of the replacements is on the corner of Red Arrow Hwy and lemon Creek and needs to be done in a 4-hour time frame to get the water turned back on for the business area.
 - c. The board approved the full time employment status for Marshall Cody Tucker who is currently part-time, his contract runs out in September. He will be full-time at the water plant with a pay grade 5 years, \$17.80 per hour without health insurance.
 - d. Radio water meter reading equipment. The board approved the purchase of 1,350 meters at \$140.00 each for a total cost of \$189,000.00. This will be enough to install at all of the Township residents. The price in August was to increase and pricing was locked in before. Marshall Cody Tucker will be installing them.
2. The Soccer field crab grass problem is being addressed by Treasurer Bob Clark who has been working with Green King Lawn care on the issue. Soils samples were taken and deficient PH and phosphorus levels were found. Jared from Lawn Care Company said treating the spots with lime and fertilizer high in phosphorus will help along with aeration and reseeding. The board approved the cost for the treatment at \$5,800.00.
3. The Township Hall generator radiator had a leak at the seams, the board approved the repair at a cost of \$5,052.62 by MacAllister.
4. Ross Rogien has resigned as Deputy Building Official; he will be working in South Haven for a few years and will not be able to fill for the township if needed. The board accepted his resignation and appointed/approved Brad Mattner as his replacement.

5. The police department has hired 2 part-time officers – Joshua Lyster and Nicole Smith. The police department audit was clean and the department is carrying enough funds to cover their monthly expenses.
6. Bridgman Public Library has hired Dennis Kreps as replacement of Gretchen

ZBA REPORT – Nancy Mensinger

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 for the Chill Hill Winery sign at 11-11-0008-0038-03-1.
 - a. A motion to proceed with the approval process and continue without the applicant, Dan Nitz, in attendance was made by: Nancy Mensinger, seconded by: Hayley Coulter; all ayes, motion carried.
 - b. Chairman William Geukes asked the members if they had any additional comments, concerns or questions on the request. None of the members had any, and Zoning Administrator Jim Gast stated that since the sign has already been erected, he has not received any negative responses to it.
 - c. Motion to approve the Special Land Use request for the Chill Hill Winery sign was made by Christin Rice, seconded by Hayley Coulter; all ayes, motion carried.

Update on any ordinance issues by Jim Gast

Jim Gast lead the discussion on the Hardship Homes or Mother-in-law Housing Ordinance which was in the previous Zoning Ordinance book. Jim Gast mentioned to the members that in reviewing this; consideration should be made to address the zoning areas this will be allowed, Migrant labor housing, and the definition of family per the updated ordinance description. The members agreed to have Jim Gast provide wording on this for the October meeting. The Planning Commission will then consider calling for a public hearing on the issue for the November meeting.

Public Comment – opened at 7:25 p.m.

None

Closed at 7:25 p.m.

REVIEW ITEMS FOR October 7, 2019 MEETING

Hardship home/Mother-in-law housing ordinance revision and reinsertion.

ADJOURN

Motion to Adjourn was made by Christin Rice, seconded by Hayley Coulter at 7:35 p.m.

Respectfully submitted by:

Christin Rice - Secretary

Date