

**MINUTES**  
**LAKE CHARTER TOWNSHIP**  
**SPECIAL BOARD MEETING**  
**October 2, 2015**  
**12:00 Noon**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to Order by Supervisor John Gast at 12:00 Noon.

**ROLL CALL**

Board members present were John Gast, Supervisor; Gloria Payne, Clerk; Robert Clark, Treasurer; Trustees Terry Eichler, Patricia L. Heyn, James Stine, Jr. and John Wilk.

**VISITORS PRESENT**

Scott Dienes, Lake Charter Township Legal Counsel  
Anna Brooks, Arcadia Gardens  
Bob DeOrsey, Republic Services

**AGENDA ITEMS**

**Second Reading Conditional Zoning - 2721 West Hinchman Road**

Supervisor Gast turned the floor over to Scott Dienes, Lake Charter Township's legal counsel. Included in board members' packet was an Ordinance to Conditionally amend the Zoning Ordinance of the Compilation of Ordinances of Lake Charter Township. This document to be signed and finalized once the Ordinance is published in the Herald Palladium. This serves as the second reading of Lake Charter Township to Conditionally Amend the Zoning Ordinance of the Compilation of Ordinances of Lake Charter Township.

It was moved by Gast seconded by Eichler to approve the second reading of the ordinance to Conditionally Amend the Zoning Ordinance of the Compilation of Ordinances of Lake Charter Township, as presented. This Ordinance to take effect seven days after publication. Roll call vote: All Yes, Motion carried.

Scott Dienes, Lake Charter Township's legal counsel also addressed in board members' packet the Conditional Zoning Agreement between Anna and Todd Brooks, owners of Arcadia Gardens, LLC (Buyers) and the Township. This document to be signed at the time of the closing.

It was moved by Stine seconded by Wilk to approve the Conditional Zoning Agreement between Anna and Todd Brooks, owners of Arcadia Gardens, LLC (Buyers) and the Township, as presented. All ayes, motion carried.

**Discussion on Possible Land Offer - Adams - Gast Road**

Supervisor Gast reported that Theodore and Marva Adams own five parcels at 10759 Gast Road and approached Lake Charter Township whether they would be willing to purchase the property adjacent to Lake Charter Township Park.

An appraisal was conducted by Rick Miller Appraisal of Stevensville, Michigan, he valued the five parcels at \$136,500.00.

Discussions included Trustee John Wilk being concerned about losing \$6,768.00 in tax revenue. Trustee Heyn indicated that a dog park could be developed, however, she was concerned about having to hire more personnel to maintain the Park.

Clerk Payne indicated that it would advantageous to purchase the property, even if we don't do anything with it right away. Having land adjacent to the Park is a good thing, since we can control what would happen to that parcel.

Trustee Eichler asked if the owners might be willing to donate a portion of the property to help reduce their capital gains tax. Possibly put a plaque out on the property indicating their donation. Supervisor Gast thought acquiring the property was a positive move.

Trustee Stine saw the pros and cons of possible land acquisition.

It was moved by Payne seconded by Eichler to allow Supervisor Gast, along with the help of Scott Dienes, Lake Charter Township legal counsel, to offer and discuss purchasing the property from the Adams' for \$90,000.00 and asking whether owners would be willing to donate a portion of the land. All ayes, motion carried.

*Curbside Recycling-Republic*

Supervisor Gast turned the floor over to Bob DeOrsey of Republic who presented a power point presentation on single stream curbside recycling. Another 90-gallon container, with a different color, would be distributed to those that want to participate, for an additional \$3.75 per month and would be picked up twice per month. This could be built into the contract which launches in April 2016. 60% participation from Lake Township residents is needed. A list of acceptable items and unacceptable items was handed out.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

With no further objection and no further business it was moved by Payne seconded by Heyn to adjourn the special meeting. All ayes. Motion carried. Meeting adjourned at 1:15 p.m.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Gloria A. Payne, Clerk

Dated: \_\_\_\_\_

\_\_\_\_\_  
John Gast, Supervisor