

**CHIKAMING TOWNSHIP BOARD
MINUTES
September 13, 2007**

The September 13, 2007 meeting of the Chikaming Township Board was called to order at 7:01 p.m. by Supervisor Dudeck with members Simmons, Marske, and Bohac present.

Simmons moved, Marske supported, to approve the minutes of the August 9, 2007 regular meeting. Motion carried.

The Treasurer's report was presented by Treasurer Dorothy Simmons for the month of August 2007 with balances as follows: General Fund cash - \$472,038.87; Investments - \$263,799.41; Trust & Agency cash- \$3,421.26; Summer Tax Fund - \$1,362,592.26; Winter Tax Fund - \$0.00. Marske moved, Bohac supported, to approve the report as submitted. Motion carried.

Simmons moved, Marske supported, to approve the Agenda as presented. Motion carried.

After an introduction of and discussion with Chuck Garasic, Lee Strohl, Rich Sullivan and Adrian Van Ginhoven, the 4 applicants for the vacant Trustee position, Bohac moved, Marske supported to appoint Adrian Van Ginhoven to fill the vacant trustee position for the term ending November 20, 2008. Roll call vote: Bohac – Yes; Marske – yes; Simmons – Yes; Dudeck – Yes. Motion carried. Van Ginhoven will resign from his position on the Board of Review and hold a position on the Public Safety Commission.

Bohac reported that she had received a phone call from Phyllis LaPorte stating she was withdrawing her request due to negative pressure from the neighbors for Special Land Use Permit No. 166; a proposed 7-bedroom, 6-bath bed and breakfast that would be located on a 2.5 acre parcel at 8434 East Road, Lakeside, Property Code No. 11-07-0020-0010-01-6. The Planning Commission had recommended denying the request at their August 8, 2007 meeting and the Township Board had tabled their decision at their August 9, 2007 meeting for further review.

Marske moved, supported by Simmons to approve Special Land Use permit No. 169, per Article 9, Section 9.03.1 which allows a single-family dwelling to be a permitted use in a Commercial District. Christine Budak, property owner at 14852 Red Arrow Hwy., Lakeside, Property Code No. 11-07-0020-0067-01-8 is requesting the SLU in order to obtain a rebuild letter from her lending company should the home be destroyed more than 50%. The property is served by municipal water and sanitary sewer. A duly noticed public hearing was held by the Planning Commission on September 5, 2007 with their recommendation to approve the request as presented. All ayes. Motion carried.

Marske moved, Simmons supported to approve the request for a lot split and combination by Margaret Wedlake for Lots 2 & 3 in Springbrook Farm, Property Code No. 11-07-7300-0002-00-8, per Ordinance No. 42. The Zoning Board of Appeals granted a variance on July 17, 2007 to allow the reconfiguration of the two lots creating Lot 2 (Parcel A with 20,000 sq. ft. of lot area and 98.45 ft. of road frontage and Lot 3 (Parcel B) with 19,206.7 sq. ft. of lot area with 113.98 feet of road frontage (per Survey dated May 7, 2007, #M-076108A by Daunch, Harner & Assoc., Inc.) Municipal water and sanitary sewer are available. The Planning Commission recommended approving the request at their September 5, 2007 meeting. Motion carried.

Bohac moved, Marske supported, to approve the final site plan for Flynn Ponds Condominium, a development by Dan Thornsberg, 2006 Flynn Road, LLC, with the following conditions: 1) a performance guarantee is required per Section 21.07 of Chikaming Township Zoning Ordinance No. 87, as amended; 2) copies of recorded easements are submitted to the Township, and; 3) all utilities, private road and drainage plan designed must be installed, approved and accepted by appropriate entities before any building permits are issued. The Planning Commission recommended approval at their September 5, 2007 meeting. Motion carried. Flynn Ponds consists of 13 single family

homes sites, a private road, common open space, municipal water and sanitary sewer on an 8.24 acre parcel on Flynn Road, Property Code Nos. 11-07-0002-0010-18-2, 11-07-0002-0010-22-1 and 11-07-0002-0010-23-9.

Simmons moved, Marske supported to approve the amendment to “The Oaks” site condominium requested by Sidney and Sondra Epstein. The request to add two parcels on Red Arrow Hwy., Property Codes Nos. 11-07-0019-0073-05-7 and 11-07-0019-0073-04-9 to the existing 4 unit site condominium was recommended by the Planning Commission at their September 5, 2007 meeting. Special Land Use permits # 144 and 145 were granted to the two front parcels to allow single family residential use in a Commercial District. Motion carried.

Simmons moved, supported by Marske to approve the final site plan for the expansion at Lakeside Cabins Resort per the request of Tim and Ted O’Neil. The Planning Commission recommended approval at their September 5, 2007 meeting, to allow the expansion on the 49.10 acre parcel east of the existing campground located on Warren Woods Road, Property Code No. 11-07-0028-0004-03-8. The plan (see Wightman & associates, Inc. plan dated August 2007, Job No. 070165N, drawings X5711-01 &02) calls for 162 new sites for park model recreational units, a new entrance and roads, a lodge, shelters, pools, a pond and open space. New private water mains and sanitary sewer are also proposed. The new development will become part of the existing state licensed campground. The property was rezoned from Agricultural to Recreational by Ordinance No. 124 adopted May 11, 2007. Motion carried.

Marske moved, Bohac supported to allow the Berrien County 4-H Leaders Association their fun raiser from late September through October for the sale of calendars, cookbooks and candy bars. Motion carried.

Marske moved, Simmons supported to approve registration fees (\$95.00) and expenses for Dudeck, Davidson and Van Ginhoven to attend the MTA Township Board/Fire Department Relations workshop being held on October 15, 2007 in Lansing. Motion carried.

Simmons moved, Bohac supported to join the Sawyer Community Association for the appropriate annual fee. Motion carried.

It was consensus of the Board to forward the request from Robert Dresden of Lakewood Estates to look into the installation of a warning system on the new water tower located on Warren Woods Road. Mr. Dresden stated that residents of Lakewood cannot hear the sirens that are tested on the first Saturday of each month for the Cook Nuclear Plant in Lake Township.

The Safety Commission reported that the beach marker post with beach access name will be installed at each road end beach. Safety Commission member Garasic stated there was positive response to the beach marker program, and the Coast Guard and Berrien County 911 were very appreciative of our effort. A brochure is being developed regarding all safety issues to be distributed in the spring.

The Safety Commission recommended not extending the warranty on the MFR Chevy Tahoe, as it was too expensive, but that regular maintenance will be done.

Simmons moved, supported by Marske to ratify the request by Police Chief Stormont and Fire Chief Davidson to attend the Quick Clearance Workshop Traffic Incident Management program of Wednesday, September 12, 2007 in Lawrence. The work shop was free. The cost would be travel, food and wages. Motion carried.

Simmons moved, Marske supported to accept the recommendation by Chief Davidson to permit the temporary leave of absence of Firefighter and First Responder J. J. Hischke, as he was taking a position in Utah. Motion carried.

At the public comment part of the meeting. Rich Sullivan asked for the explanation of how condominium developments are taxed. Bohac explained. Comments and informal discussions with board members and the audience regarding revenue sharing, school district restructuring, local control by townships ensued.

The monthly reports for the First Responder Service, Police and Fire Departments, Zoning Administrator's report and website report for August 2007 were accepted and placed on file. Bohac commented on the number of new homes and their value for this year as compared to last year. Sixteen new homes as of the end of August for both years with the value of approximately 4 million in 2006 as compared to 8 million in 2007.

After reviewing the monthly bills, Marske moved, Bohac supported to authorize the amount of \$75,230.00. Motion carried.

There being no further business to come before the Board, Simmons moved, Marske supported to adjourn the meeting at 8:22 P. M.

The next regular meeting of the Chikaming Township Board will be held on Thursday, October 11, 2007 at 7:00 p.m. in the Chikaming Township Center meeting room.

Betsy Bohac
Township Clerk

September 17, 2007