

Chairman Denhof called the meeting to order at 7:00 p.m. Other members present: Susan Balcom, Helen Dietrich, Dale Fedewa, Martha Fuhst, Troy Goodno & Norm VanDyke.

**Agenda Approval-**

Motion by VanDyke to approve the agenda as amended. Second-Fedewa, motion carries.

**Public Comment-**

Bernie Hillary asked if a review had been done on the gravel pit at 24<sup>th</sup> Ave and Coolidge. ZA Harrison stated that an annual inspection of the gravel pit owned by S & J Sand & Recycle had been completed and it is in compliance. Also, Ravenna Gravel will be contracting with a company to have concrete crushed in 2-3 weeks.

**Approval of Minutes-**

Motion by Fuhst to adopt the minutes of 5/19/2014 as presented. Second-Goodno, motion carries.

**Public Hearings-**

Gerwig Special Use- Chairman Denhof opened the hearing to comments regarding the request to split 4.8 acres, including a home and several accessory buildings, from an existing parcel of 31.58 acres. Resident Denny Luce stated that he has no issues with the proposed land division. No other comments were received and the hearing was closed.

**New Business-**

Gerwig Special Use- Motion by Fuhst to approve the request as presented. Second-Goodno. ZA Harrison presented the request. Commissioner discussed the request. The General and Specific Standards for this special use were reviewed and found to have been met. Motion carries.

**Application Review-Beuschel**

A special use land division application for a single family, non-farm dwelling was presented for review. The applicant is proposing removal of approximately 2 acres, including a home and several accessory buildings, from an existing parcel of about 80 acres. There was discussion of setbacks and these seem to have been met or exceeded. Motion by Fedewa to hold a public hearing for this request. Second-Dietrich, motion carries.

**Site Plan review-Helena Chemical**

Robert Doornbos from RMD Architects presented the proposed expansion at the Helena Chemical site at 349 Wilson Rd. They are proposing a new seed building and a new turn around and second driveway to improve traffic circulation. Discussion on whether a new special use would be required for this expansion, or if it is considered an amendment to the existing permit. ZA Harrison to approve if a new special use is not required. Motion by Fedewa to do a more complete review before taking it to a public hearing. Second-Denhof, motion carries.

**Old Business-**

Special Use Standards-Introduction of Planner, Greg Ransford. Review of the standards continued and there was discussion on the definition of Single Family Non-Farm Dwelling. Planner will put together language for the standards based on the discussion for next meeting.

**Adjournment-**

Motion to adjourn at 8:30 p.m. by Fuhst. Second-Balcom, motion carries.

Robin Liszewski

Chester Township Deputy Clerk

*(Any document referenced in these minutes is on file in the Clerk's office)*