

Chairman Denhof called the meeting to order at 7:00 p.m. Other members present: Dale Fedewa, Martha Fuhst, Troy Goodno & Norm VanDyke. Susan Balcom and Helen Dietrich were absent. Zoning Administrator Terry Harrison and Planner Greg Ransford, were also present.

Agenda Approval-

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

Public Comment-

None

Approval of Minutes-

Motion by Fedewa to adopt the minutes of 9/26/2016 as presented. Second-VanDyke, motion carries.

Public Hearings-

Orcutt Special Use-the Orcutt request to divide parcel 70-01-05-100-015 was reviewed. The parcel currently consists of 37.97 acres and they are requesting to remove 10.02 acres to create a new parcel, and also remove approximately 8 acres that will be adjoined to an adjacent parcel 70-01-05-100-016, creating a parcel of 10.12 acres. The final result will be one additional parcel that can potentially be built on. A significant portion of this property is wetland, or wetland soils, and is not considered to be prime agricultural land. Motion by Goodno to approve the special use since the division was done to optimize the useable farm land and was designed to continue farming as much land as possible. Second-VanDyke. The general and specific standards for approval were reviewed and found to have been met. Motion carries.

Unfinished Business-

Accessory Buildings-currently, accessory buildings on lots without a dwelling are only permitted by special use. A draft of an amendment that would allow for one building of up to 200 square feet to be placed on a vacant lot, with the condition that the lot is owned by someone who also owns a home that is located directly across the street, or within 100 feet of the vacant lot. It was requested that there be clarification included regarding the zone districts where this would apply. A revised draft will be prepared and reviewed at a later date.

Neighborhood Commercial Uses-discussion continued on the permitted and special uses allowed in the Neighborhood Commercial district, specifically, whether non-commercial uses should be allowed. There was also discussion of a building that was placed on a commercial parcel without permits. It was noted that an accessory building is not allowed on a parcel without a principle building. The owners of the building will meet with the zoning administrator next week to discuss options. Use of a building for warehousing, whether personal or commercial, is considered to be a light-industrial use and requires special development and operating standards. This will be reviewed further to determine if the ordinance should be amended.

New Business-

Annual Inspection for Conklin Classic-ZA Harrison conducted the annual review as required by the special use permit issued to the business. They were found to be in compliance on all requirements, and reported that their business has increased and they continue to make improvements to the property.

Adjournment-

Motion to adjourn at 8:00 p.m.

Janice Redding
Chester Township Clerk

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