

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

Agenda Approval-

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

Public Comment-

None

Approval of Minutes-

Motion by VanDyke to adopt the minutes of 7/27/2015 as presented. Second-Balcom, motion carries.

New Business-

Public Hearing for Gilmore Trust Special Use- The request for a special use for the purpose of dividing an existing, non-conforming parcel was reviewed. The original 40 acre parcel had been previously divided creating a lot of approximately 2 ½ acres. The proposal was to increase the size of this lot in order to accommodate an existing driveway, and also to divide off another 2 ½ acre parcel, with a house on it, leaving approximately 34 acres of vacant land from the original parcel. The property is not currently being farmed, and while parts of it would be unsuitable for most agricultural purposes, some areas would be considered prime agricultural land. Motion by Balcom to open the public hearing. Second-Dietrich, motion carries. One resident asked for clarification of the lot line, but had no comment. Motion by Dietrich to close the public hearing. Second-VanDyke, motion carries. The General and Specific Standards for approval were reviewed, along with the Agricultural Impact Statement. Motion by Goodno to approve the application as the required standards were met and the majority of the property was not being used for agricultural purposes. Second-Balcom, motion carries.

Unfinished Business-

None

Planning Commission Discussion-

A discussion was held regarding the determination of property as “farmable” or “non-farmable”. The previous discussion of setback requirements for small (120 sq. ft. or less) accessory buildings in the Agricultural Zone was revisited. It was the consensus of commissioners that the setbacks should remain as they are currently set, and no further action on this topic was necessary.

Adjournment-

Motion to adjourn at 7:30 p.m.

Janice Redding

Chester Township Clerk

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