

Vice-Chairperson VanDyke called the meeting to order at 7:00 p.m. Other members present: Susan Balcom, Dale Fedewa, Martha Fuhst, Troy Goodno & Norm VanDyke. Jon Denhof and Helen Dietrich were absent.

Agenda Approval-

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

Public Comment-

None

Approval of Minutes-

Motion by Fedewa to adopt the minutes of 1/23/2017 as presented. Second-Fuhst, motion carries.

Public Hearings-

Schoenborn Special Use-the applicant did not appear and did not submit the additional information required for site plan review. Motion by Goodno to open the public hearing. No comments were received. Motion by Balcom to close the public hearing and table the application. Second-Goodno, motion carries.

Zoning Ordinance Amendments-

1. Chapter 2-motion by Balcom to open the public hearing. No public comment was received. Motion by Goodno to close the hearing. The changes to the definitions for "lot coverage" and "structure" were reviewed. Motion by Fedewa to recommend the Township Board approve the changes. Second-Goodno, motion carries.
2. Section 301D-motion by Fedewa to open the public hearing. No public comment was received. Motion by Goodno to close the hearing. The change to this section regarding accessory buildings on vacant lots was reviewed. Motion by Fedewa recommend the Township Board approve the changes. Second-Balcom, motion carries.
3. Section 553C-motion by Fedewa to open the public hearing. No public comment was received. Motion by Goodno to close the hearing. The change to this section regarding lot coverage in the High Density Residential District was reviewed. Motion by Goodno recommend the Township Board approve the changes. Second-Balcom, motion carries.

Unfinished Business-

None

New Business-

Gilbert Application Review-the applicant's request to remove approximately 3 acres from a parent parcel of 40 acres was reviewed. The application was found to not have sufficient information for the Planning Commission to recommend a public hearing. A revised plan should be submitted prior to the next meeting.

Conklin Classic Application Review-the request to expand an existing special use permit was reviewed. The new use would include sales of agricultural products, including liquid fertilizer, and would extend to the neighboring property which is also owned by the applicant. A more complete site plan was requested.

Meerman Application Review- the applicant's request to remove approximately 3 acres from a parent parcel of 65 acres was reviewed. The application was found to not have sufficient information for the Planning Commission to recommend a public hearing. A revised plan should be submitted prior to the next meeting.

Planning Commission Discussion

ZA Harrison presented a minor change to the site plan previously approved for Van's Hydraulics.

Adjournment-

Motion to adjourn at 8:30 p.m.

Janice Redding
Chester Township Clerk

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