

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

Agenda Approval-

Motion by Dietrich to approve the agenda as presented. Second-Fuhst, motion carries.

Public Comment-

None

Approval of Minutes-

Motion by Fuhst to adopt the minutes of 3/27/2017 as presented. Second-VanDyke, motion carries.

Public Hearings-

Meerman Special Use-ZA Harrison presented the request for a special use land division to remove approximately 3.5 acres with the house and outbuildings from the 65 acre parcel. The public hearing was opened, no comments were made, and the hearing was closed. The general and specific standards for approval of the request were reviewed and found to have been met, except that no Agricultural Impact Statement had been submitted. Motion by Fuhst to approve the request contingent upon the completion of the AIS and adjustment of the rear lot line to meet the required 40 foot setback from an existing building. Second-VanDyke, motion carries.

Gilbert Special Use-ZA Harrison presented the request for a special use land division to remove approximately 3.5 acres with the house and outbuildings from the 40 acre parcel. The public hearing was opened. Arden Eadie informed the commissioners that he had been farming the land for many years and it was his intent to continue. The hearing was closed. The general and specific standards for approval of the request were reviewed and found to have been met, except that no Agricultural Impact Statement had been submitted. Motion by VanDyke to approve the request contingent upon the completion of the AIS. Second-Fuhst, motion carries.

Unfinished Business-

Schoenborn Special Use-the status of this request was discussed, along with the problem created by a guidewire attached to the building that is not properly secured. Motion by VanDyke to table this item pending additional information from the applicant. Second- Fuhst, motion carries.

Conklin Classic Special Use-the Zoning Administrator and Township Supervisor met with the property owner to review reports of an unapproved special use operation on the property. The change of use application has been made, but no supporting documents have been submitted. It is the owner's intent to provide all the needed paperwork at the July Planning Commission meeting. Zoning Administrator was instructed to advise the owner that any current uses not authorized by his special use permit must not continue.

New Business-

Link Application Review-an application was received to remove a little over 2.5 acres with a house and outbuildings from an existing parcel of approximately 118 acres. A public hearing will be scheduled following release of the property to be divided from the Farmland Preservation Program.

Planning Commission Discussion-

Site Plan Reviews- discussion of the requirements and process for site plan review continued. Chapter 13 (Site Plan Review) should be reviewed for possible updates.

Dietrich discussed a meeting she attended on urban planning. The parking requirements in the zoning ordinance may need to be reviewed.

Mining Inspections-annual inspection of the mining operations is set for July 10.

Adjournment-

Motion to adjourn at 8:20 p.m.

Janice Redding
Chester Township Clerk

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