

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

Agenda Approval-

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

Public Comment-

None

Approval of Minutes-

Motion by Goodno to adopt the minutes of 7/24/2017 as presented. Second-VanDyke, motion carries.

Public Hearings-

Link Special Use Land Division-Werschem presented the request to remove approximately 2.6 acres from a parent parcel, leaving approximately 118 acres. Hearing was opened and Adam Sheridan spoke on behalf of the applicant, stating that the requirements set by the Planning Commission at their May 17 meeting have been completed. A resident questioned the number of splits allowed on a single parcel. Hearing closed. There was discussion of how it is determined whether or not floodplain or wetland areas are present on a property, and the location of a small accessory structure that is within the side yard setback. The specific and general standards for approval were reviewed and found to have been met. Motion by Fedewa to approve the request with the condition that the building located too close to the lot line be moved. It was noted that the split had been done in a manner that minimized the impact on the farming operation. Second-VanDyke, motion carries.

Atwood Special Use-Werschem presented the request to allow an accessory structure on a parcel that does not contain a dwelling. Hearing opened and Mr. Atwood explained he had purchased the property across the street from his home. There was a mobile home and 2 accessory structures located on it at the time of purchase. He demolished the trailer, leaving the accessory structures. Hearing was opened. There were no public comments, and the hearing was closed. Conditions for approval were discussed. The standards for site plan review and special use approval were reviewed and found to have been met. Conditions for approval were discussed. Motion by Fedewa to approve the special use with the following conditions:

1. Existing well and septic be abandoned in accordance with Ottawa County Health Department requirements.
2. Remainder of mobile home must be completely removed from the property.
3. Only one accessory building may remain on the property. One must be removed.
4. The storm cellar must be properly secured.
5. Time frame for compliance will be 90 days. (November 27, 2017)

Second-VanDyke, motion carries.

Unfinished Business-

None

New Business-

Two Boundary Adjustment Land Division-Werschem presented the application to remove approximately 5 acres from an existing 14 acre parcel and transfer it to an adjoining parcel. As no additional parcels will be created, no special use hearing is required for this request. Standards for approval were reviewed and found to have been met. Motion by VanDyke to approve. Second-Fuhst, motion carries.

Planning Commission Discussion-

Mining Inspections-reports for the annual inspections done at Ravenna Gravel and S & J Sand Mining were presented for review. Werschem will prepare a report for the next meeting with additional information and recommendations.

Zoning Ordinance Chapter Review-Commissioners discussed what sections of the ordinance may need to be reviewed. It was agreed that parking (Chapter 16) should be reviewed. Also, the language included in Section 902c may need to be clarified.

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)