

Chairman Denhof called the meeting to order at 7:00 p.m. Other members present: Helen Dietrich, Martha Fuhst, Troy Goodno, Paul Herremans & Norm VanDyke. Dale Fedewa was absent. Zoning Administrator Brian Werschem was not present.

Agenda Approval-

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

Public Comment-

Resident voiced concerns over the pumping of water by farmers for irrigation. He believes his water pressure is being adversely affected.

Approval of Minutes-

Motion by VanDyke to adopt the minutes of 4/23/2018 as presented. Second-Herremans, motion carries.

Public Hearings-

Eadie-motion by Goodno to open the public hearing for the Eadie Special Use Land Division for parcel 70-01-17-100-003. Second-Fuhst, motion carries. Applicant presented his request to split approximately 2 acres with the home from his 120 acre parcel. The property was found to meet the minimum standards for a new parcel, but it was noted the property was currently enrolled in the farm preservation program and will need a partial removal approved. He was advised that approved land divisions are valid for 90 days. The general and specific standards were reviewed and found to have been met. Motion by Dietrich to approve with the stipulation that the barn and silo located too close to the proposed property line be removed by 9/1/2018. Second-VanDyke, motion carries.

Unfinished Business-

None

New Business-

Stratton Application Review-an application was presented for a boundary line adjustment and land division involving 2 adjacent properties, both owned by Mr. Stratton. There was discussion of the special use previously approved, but not finalized by the previous owner, removal of a building that will not meet the proposed lot lines, and the proposed new parcel must meet the 2 acre minimum. Motion by VanDyke to schedule a public hearing at the June meeting. Second-Herremans, motion carries.

Site Plan Review-Sections 503 and 573 of the zoning ordinance reference site plan review by the Planning Commission for all permitted and special uses in the Lake Residential and Low Density Residential zone districts. This appears to be an error as this has not been past practice. It will be addressed in the near future with an amendment to correct. Motion by Goodno to state that it was not the Planning Commission intent to require site plan reviews for permitted uses in any residential zone district, and until this can be corrected, will not be required. Second-Herremans, motion carries.

Planning Commission Discussion-

There was discussion of regulatory ordinances.

Adjournment-

Motion to adjourn at 7:45 p.m.

Janice Redding
Chester Township Clerk

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