

Chairman Denhof called the meeting to order at 7:00 p.m. Other members present: Dale Fedewa, Troy Goodno, Paul Herremans, Chuck Lane and Norm VanDyke. Brian Werschem and Zoning Administrator Emma Posillico were also present. Helen Dietrich was absent.

**Agenda Approval-**

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

**Public Comment-**

None

**Approval of Minutes-**

Motion by VanDyke to adopt the minutes of 10/22/2018 as presented. Second-Herremans, motion carries.

**Unfinished Business-**

Special Use Permit-Dufendach

Motion by Fedewa to open discussion of a permit request that was tabled at the last meeting. Second-Lane, motion carries.

The request is for outdoor storage to include trailers and equipment. The use would also include inside storage of seed and dry farm supplies for sale.

The applicant answered questions regarding plans for the business. Motion by Herremans to approve the request with the following conditions:

1. No bulk storage of liquids
2. Driveway must be relocated to be on the property
3. Fence will be installed from the northwest corner of the building north, along the trail for the length of the permitted storage area plus an additional 20 feet. Fence must be 6-8 feet in height.
4. Items being stored outside must not exceed the height of the fence.
5. A buffer (either fencing or landscaping) must be maintained along property lines abutting any developed residential properties.
6. Maximum number of vehicles to be stored outside is 24.
7. Maximum height of items stored outside is 8 feet.
8. Outdoor storage is restricted to areas that are currently gravel or cement.
9. A complete and accurate site plan must be submitted.

Motion seconded by Lane, motion carries.

**Solar Ordinance**

The most recent draft was reviewed and discussed. There was not consensus on restricting locations for utility scale solar energy collectors and systems. There is no Planning Commission meeting in December, so this is tabled until January. The intention is to have a final draft at that time so that a public hearing can be held in February, prior to the end of the moratorium put in place last March.

**New Business-**

Scheidel Land Division-a boundary line adjustment was requested that involves a parcel that does not currently meet the 4:1 lot width the depth ratio, and is also in the Agricultural Zone district, requiring review by the Planning Commission. Motion by Fedewa to approve the request. The line adjustment actually reduces the level of non-compliance and no new parcel is being created. Second-VanDyke, motion carries.

**Adjournment-**

Motion to adjourn at 9:15 p.m.

Janice Redding

Chester Township Clerk

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