

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

**Agenda Approval-**

Motion by Denhof to approve the agenda as amended. Second-Lane, motion carries.

**Public Comment-**

None

**Approval of Minutes-**

Motion by Fedewa to adopt the minutes of April 22, 2019 as presented. Second-VanDyke, motion carries.

**Public Hearings-**

Simons-Zoning Administrator Emma Posillico presented the application for a special use land division on parcel 70-01-01-400-011 located at 23233 Kenowa. They propose to split approximately 3 acres with the house, leaving a remaining vacant parcel of approximately 68 acres. The applicant explained that his son was living in the house and the family wanted to separate it from the adjacent farmland. Public Hearing was opened. There was no public comment and the hearing was closed. The Agricultural Impact Statement was submitted. The general and specific standards were reviewed and found to have been met. Motion by VanDyke to approve with the stipulation that all required setbacks be met for the parcel being divided. Second-Goodno, motion carries.

Solar Ordinance-Public hearing for Ordinance 2019-05-01 was opened. No public comment was received and the hearing was closed. There was discussion of the ordinance, but no changes were recommended.

Motion by Denhof to recommend approval to the Township Board. Second-Lane, motion carries.

Miscellaneous Text Amendment-Public hearing for Ordinance 2019-05-02 was opened. No public comment was received and the hearing was closed. There was discussion for clarification of the definition change for "corner lot". No changes were recommended. Motion by Goodno to recommend approval to the Township Board. Second-VanDyke, motion carries.

**Unfinished Business-**

None

**New Business-**

None

**Planning Commission Discussion-**

Event Barns-there was discussion of possible regulations to allow the conversion of existing barns into wedding or event spaces. These are not currently allowed in the Agricultural zoning district. It was a consensus of the commissioners that this should not be addressed at this time. It may be considered again when the Master Plan update is done next.

**Adjournment-**

Motion to adjourn at 8:15 p.m.

Janice Redding

Chester Township Clerk

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