

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

This meeting was held remotely, via Zoom.

**Agenda Approval-**

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

**Public Comment-**

None

**Approval of Minutes-**

Motion by Herremans to adopt the minutes of 2/24/2020 as presented. Second-VanDyke, motion carries.

**Unfinished Business-**

Wind Energy Ordinance-this item has been tabled and will be addressed at a later date.

Ravenna Gravel-an inspection of the property was conducted and a report will be presented at the next meeting.

**New Business-**

VanZalen Land Division-the proposed split would create two parcels, both of which would violate the lot width to depth ratio. After discussion with the property owners, the application was withdrawn.

Rasch Land Division-the application was reviewed and discussed with applicant. Motion by Denhof to hold a public hearing for the request. Second-Goodno, motion carries.

Dufendach Special Use-a special use was granted in November 2018 conditional on completion of several requirements. The conditions were not met, however, and the property has been used in violation. Motion by Goodno to table the request to amend the original requirements until the property is in compliance.

**Planning Commission Discussion-**

Zoning Administrator Posillico asked for Planning Commission input on interpretation of the lot coverage limitations. Lot coverage is limited to 30% for structures and other impervious surfaces. In the case of driveway replacements on lots that are severely overbuilt (50-75% coverage) is it the intent of the ordinance that existing structures should be allowed to be fully replaced, or should some reduction of coverage be required? Commissioners felt replacement of driveways needing repair should be allowed, but that the ordinance should be reviewed for clarification and possible updating.

Meeting Dates-there was discussion of upcoming meeting agenda items and the uncertainty of holding in-person meetings in the coming months. It was decided that the next meeting will be held on the regularly scheduled date of Monday, June 22<sup>nd</sup>. Agenda items will include the Rasch land division hearing, and the application reviews for Brown and Scheidel ponds. Wind energy ordinance and Ravenna Gravel license review will be tabled. Announcement will be made at a later date as to whether the meeting will be held in person or remotely.

**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)*