

Chairperson Denhof called the meeting to order at 7:00 p.m. Mr. Denhof was in Chester Township, Ottawa, County, Michigan. Other members present: Dale Fedewa, in Chester Township, Ottawa County, Michigan; Troy Goodno, in Chester Township, Ottawa County, Michigan; Chuck Lane, in Chester Township, Ottawa County, Michigan and Norm VanDyke, in Chester Township, Ottawa County, Michigan. Paul Herremans was absent. Zoning Administrator Greg Ransford was also present. Meeting was held remotely via Zoom.

Agenda Approval-

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

Public Comment-

No public comment

Approval of Minutes-

Motion by Lang to adopt the minutes of October 26, 2020 as presented. Second-VanDyke, motion carries.

New Business-

Public Hearing-Kelly Special Use Land Division

The Public Hearing was opened, motion by Goodno, Second by Fedewa, motion carries. Zoning Administrator Ransford presented the application. Mr. Kelly commented that the land division would result in preserving the remainder parcel for farming. There was no other public comment. Motion by Goodno, Second by VanDyke to close the public hearing, Motion carries

The General Standards were reviewed and found to have been met.

The Specific Standards were reviewed and found to have been met.

Motion by VanDyke to approve the request, and that it is clear that this was an attempt to reduce the amount of agriculture land available for non-ag use. Second-Goodno, motion carries.

Public Hearing-Allen Special Use Land Division.

The Public Hearing was opened, Motion by Land, Second by Fedewa, motion carries. Zoning Administrator Ransford presented the application and noted that the land in question is not good for farming. Mr. Allen commented about the placement of the new home. There were two letters in support of the land division from neighboring farmers.

Motion by Fedewa, Second by Vandyke to close public hearing. Motion carries.

The General Standards were reviewed and found to have been met.

The Specific Standards were reviewed and found to have been met.

Board discussion about the dimensions, size and location of the lot to be split.

Motion by Fedewa, second by Lang to table the Allen special use land division until December 21, 2020 Planning Commission meeting.

Old Business-

Wind Energy Ordinance. The zoning administrator will review the latest draft of the ordinance. Clerk will send to legal counsel for review.

Planning Commission Discussion-

Zoning administrator Ransford explained that Casnovia Township would like to create a floating zoning district for wind energy in the master plan. amendment.

There was discussion about a residents' request for a property line adjustment.

Adjournment-

Motion to adjourn at 7:42 p.m.

Helen Dietrich

Chester Township Clerk

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