

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; Paul Herremans was in Chester Township, Ottawa County, Michigan; Chuck Lane, in Chester Township, Ottawa County, Michigan and Norm VanDyke, in Chester Township, Ottawa County, Michigan. Zoning Administrator Julie Lovelace was also present. Meeting was held remotely.

Agenda Approval-

Motion by VanDyke to approve the agenda. Second-Lane, motion carries.

Public Comment-

Mrs. Dietrich discussed accessory building set-backs in the agricultural district. Would like to see the setback lowered. Surrounding townships have significantly less setback distances.

Approval of Minutes-

Motion by Herremans to adopt the minutes of January 25, 2021 as presented. Second-Lane. Correction of Mr. Lanes name in the minutes, motion carries.

New Business-

1. Lachmann adjacent land transfer application (no public hearing required)

Zoning Administrator Julie Lovelace presented the land transfer application. The lot is in compliance with current zoning standards. Mr. Schoenborn was available to answer questions concerning the intended use of the property. Motion by Goodno to approve the Lachmann adjacent land transfer. Second by VanDyke, motion carries

Old Business-

1. **Wind Energy Ordinance.** The proposed ordinance will be brought to public hearing when in person meetings are allowed.
2. **Agricultural District side yard set-back discussion.** Board discussion of lowering the side and rear yard setbacks in the ag district. Will add to the Master Plan update and ask for residents' opinion.
3. **Nonconforming structure expansion discussion.** Zoning Administrator Julie Lovelace asked the board to consider alternatives. Jon addressed the two most recent ZBA cases. Julie discussed allowing homes in ag district some relief as homes in residential district. Motion by Herremans for Julie to research further and bring to Planning commission all three provisions. Second by Lane. Motion carries.
4. **Master Plan Update discussion-** Greg at Fresh Coast Planning is reviewing the master plan and will draft a time-line with specific details to update.
5. **Ravenna Gravel update-**The Engineer and the Zoning Administrator are reviewing the current plans and license renewal.

Planning Commission Discussion-

PC member Fedewa attended a workshop and gave an update on lot depth ratios. Members expressed thanks for hard copy of the board packet having been mailed to them.

Adjournment-

Motion to adjourn at 7:58 p.m. by Goodno.

Helen Dietrich
Chester Township Clerk

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