

Chairperson Denhof called the meeting to order at 7:00 p.m. Other members present: Dale Fedewa, Troy Goodno, Chuck Lane, Paul Herremans, Norm VanDyke was absent. Zoning Administrators Julie Lovelace and Greg Ransford were also present. Meeting was also available remotely via Zoom.

Agenda Approval-

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

Public Comment-

No public comment

Approval of Minutes-

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

New Business-

Schoenborn/Frank adjacent land transfer-

Motion by Fedewa, second by Lane to approve adjacent land transfer. Zoning administrator Julie Lovelace reviewed the land transfer of 1/2 acre to meet setback requirements. Motion carries.

Ravenna Gravel Mining License Renewal-

Zoning administrator Julie Lovelace reviewed the proposed site plan and all related documents. Engineer Mike Oezer from Progressive AE and Ms. Lovelace from Fresh Coast Planning met onsite on March 19, 2021 for a site inspection. Mr Oezer also reviewed his annual inspection of the facility for the commission. Mr. Paul Privacky of 12142 Hyle rd Ravenna was in attendance to represent Mr. Glovick. He is a licensed surveyor and was able to answer inquiries about the slope of the ponds. Motion by Goodno, second by Fedewa to approve the renewal of the permit for three years with the ~~conditions~~ requirement that Mr. Oezer and Ms. Lovelace agree upon the amount of surety to be requested from Mr. Glovick. And with the ~~condition~~ requirement that the applicant maintain an inventory of top soil to reclaim the site with 4 inches. It is also ~~recommended~~ requested that the trailer/scale house will be removed by fall of 2021 and the stone crusher be removed. Also no concrete should be left onsite once mining is complete. Motion carries.

Review of 4466 Gooding-

Mr. Drew is asking to split out a parcel of his farmstead. Motion by Fedewa, second by Land to bring the request to a public hearing. Motion carries.

Old Business-

Wind Energy Ordinance-

Motion by Herremans, second by Land to bring the Wind Energy Ordinance to public hearing at the May 24th Planning Commission meeting. Motion carries.

Master Plan Update-

Zoning Planner Greg Ransford reviewed his memorandum of the comprehensive review and organizational guide of the Chester Township Master Plan review. Mr. Goodno will discuss financing the review with the Township board.

Julie Lovelace discussed Chapter 9 of the Chester Township zoning ordinance.

Nonconforming structure proposed ordinance amendment discussion-

Julie Lovelace discussed the proposed changes to the proposed draft of the amendment to section 301 of the zoning ordinance, non-conforming structures. Board will review and discuss at next meeting. Mr.

Greg Slater of 2500 Crockery Shores discussed his proposed addition to a non-conforming structure.

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Planning Commission Discussion

Kennels were discussed.

Adjournment-Motion by Goodno to adjourn at 8:50p.m. Motion carries

Helen Dietrich
Chester Township Clerk

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

