

Chairperson Denhof called the meeting to order at 7:00 p.m. at the Chester Township Hall. Other members present: Duane Anderson, Dale Fedewa; Troy Goodno; Chuck Lane, and Norm VanDyke. Paul Herremans was absent. Zoning Administrator Julie Lovelace was also present. Cliff Bloom attended remotely via zoom. Meeting was also held remotely via Zoom.

Agenda Approval-

Motion by Goodno to approve the agenda. Second-Fedewa, motion carries.

Public Comment-

No public comment

Approval of Minutes-

Motion by Fedewa to adopt the minutes of April 26, 2021 as amended. Second-Lane, motion carries.

New Business-

Public Hearing #1-4466 Gooding Land Division

Zoning Administrator Lovelace presented the application. Mr. Drews is selling his homestead and would like to divide 3.97 acres leaving 79.1 acres to sell to Mr. Brooks.

Motion by Goodno to open public hearing, second by VanDyke, motion carries.

Mr. Eadie of 21336-40th Ave provided comment. He has an interest in the property as Mr. Drews father asked him 41 years ago to farm the property. Mr. Eadie has seeded a buffer and continues to farm the property. The Chester Township Master plan sets a high priority on preserving ag land. It makes the most sense to divide this property along the drain lines. There was no additional public comment.

Motion by VanDyke second by Lane to close the public hearing.

Motion by Fedewa, second by VanDyke to approve the finding that all standards for approving a special land use request are met. Motion carries.

Motion by Lane, second by Goodno to approve the land division with the condition that parcels 70-01-19-100-011 and 70-01-19-100-007 are combined to prevent a land locked parcel. It is also noted that the land division is being considered as to allow the best use of the tillable property and to preserve agricultural land. Motion carries.

Public Hearing #2- Wind Energy Ordinance

Mr. Denhof spoke to why we are updating the ordinance. The current ordinance was inadequate and the new version will better serve the residents of the township. The townships attorney, Mr. Cliff Bloom provided an overview of the ordinance. Mr. Denhof stated that public notice was published.

Motion by VanDyke to open public hearing, second Goodno, motion carries.

Mr. Eadie of 21336-40th Ave provided comment in favor of the revised ordinance.

Motion by Lane, second by Fedewa to close public hearing. Motion carries.

There was planning commission discussion. Fedewa would like clarification of section E:4-a.

Motion by Fedewa to table the action until the June 28, 2021 Planning Commission meeting. Motion carries.

Old Business-

Nonconforming structure proposed ordinance amendment discussion- The members of the Planning Commission discussed aspects of a proposed amendment.

Mr. Greg Slater of 2500 Crockery Shores Rd expressed his concern of the existing limitations regarding nonconforming structures. Mr. Carl Elliot of 2532 Crockery Shores Rd. also expressed his concern of the existing limitations regarding nonconforming structures. Will discuss further.

Master Plan update-Goodno discussed the cost of the master plan update with the Township board and it has been agreed to continue with the update.

Planning Commission Discussion-

Conklin Parking Minimum-Planning Commission discussion about reducing/eliminating parking minimums in the ordinance. Also discussed creating additional parking in downtown Conklin.

Mr. VanDyke asked about the Kennel discussion from last month.

Mr. Fedewa questioned lot line adjustments.

Adjournment-

Motion by VanDyke to adjourn at 8:44 p.m.

Helen Dietrich

Chester Township Clerk

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

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