

Chairperson Denhof called the meeting to order at 7:00 p.m. Other members present: Troy Goodno, Paul Herremans, Norm VanDyke and Duane Anderson. Dale Fedewa and Charles Lane were absent. Zoning Administrator Julie Lovelace and Attorney Cliff Bloom were also present.

Agenda Approval-

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

Public Comment- Resident asked if there would be an opportunity to comment on the Nonconforming Structures ordinance.

Approval of Minutes-

Motion by Goodno to add:

Point of order-upon further discussion by the PC, it was decided not to go to public hearing regarding rezoning Harrisburg parcels and public hearing to amend the zoning ordinance regarding upward expansion of nonconforming structures as moved on July 26, 2021. New motion:

Motion to cancel public hearing request for rezoning parcels in "Harrisburg" and public hearing request to amend current zoning ordinance with regard to nonconforming structures being permitted to expand upward from July 26, 2021 meeting. New motion was made September 27, 2021.

Second by Herremans, motion carries.

Motion by Herremans to approve the minutes of September 27, 2021 as amended, second by Goodno-motion carries.

Public Hearing-Nonconforming Structures Ordinance

Zoning Administrator Lovelace introduced the Nonconforming Structures Ordinance. Attorney Bloom discussed the current ordinance as being very broad. Now looking at an entire new ordinance which will review non-conforming structures and lots and setbacks. Bloom passed out changes needed.

Motion by Anderson to open the public hearing at 7:15 pm, second by VanDyke, motion carries.

Greg Slater, 2500 Crockery Shores, stated that he saw nothing in the document that speaks to height. 35 feet was in section E4 of the original draft. Asked that the current draft state 60% value of destroyed property, the proposed has a value of 50%.

Carl Elliot 2532 Crockery Shores stated that 50% is a burden to homeowners. There is excessive cost to this change.

Tom Ludwick 2470 Crockery Shores, stated that the proposed ordinance says that a nonconforming structure can not be modified. If a portion is not in non-conforming will it be able to be changed?

Motion by Goodno to close public hearing at 7:32 pm. Second by Herremans, motion carries. Goodno stated that he would like to see the 60% kept in and to put the height back in, and does not support putting section H back in.

Herremans asked about the height and recommended that the board hold off taking action.

Motion by VanDyke to table the Nonconforming Structures Ordinance, second by Herremans, motion carries.

New Business- Farm labor housing discussion

Zoning Administrator Lovelace discussed the current zoning and that a fair amount can be regulated through zoning. Attorney Bloom discussed Sparta Townships' new farm labor housing ordinance. And that there are many townships throughout the state with ordinances.

Public Comment:

A resident wondered why this issue had not been discussed sooner.

A resident stated that the camp on Coolidge is high density housing.

A resident is worried about housing value.

A resident gave some suggestions for the PC to ask for green screens to be planted and better cell phone service to keep people off street.

Master Plan

Lovelace gave a brief overview of the survey. Chairman Denhof asked for a timeline.

Old Business-Attorney Cliff Bloom's memo re: Ponds (Scheidel & Brown)

Attorney Bloom discussed the issue. The PC can decide if the ponds meet the standards, the PC can approve. If the ponds do not meet the standards, the PC could approve and send to the Zoning Board of Appeals. If the ponds do not meet the standards and the ZBA turns down, the ponds will have to be filled in. Will need further information before the PC can bring to public hearing. Draft memos have been given to the board for their review.

Planning Commission Discussion-

Goodno asked if Attorney Bloom would be available to attend the Township Board meeting on November 8, 2021.

Adjournment-

Motion by Herremans to adjourn at 8:13 p.m.

Helen Dietrich

Chester Township Clerk

DRAFT