

Chairperson Denhof called the meeting to order at 7:01 p.m. Other members present: Dale Fedewa, Paul Herremans, Charles Lane and Norm VanDyke. Duane Anderson was absent. Troy Goodno joined the meeting remotely via zoom. Zoning Administrator Julie Lovelace was also present as well as attorney Cliff Bloom.

Agenda Approval-

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

Public Comment- No public comment

Approval of Minutes-

Motion by Herremans to adopt the minutes of October 25, 2021 as presented. Second-VanDyke, motion carries.

Public Hearing-

Public Hearing-Reister Special Land Use-Land Division

Zoning Administrator Julie Lovelace presented the application from Harland & Janice Reister to complete a land division of 21233-8th ave, parcel number 70-01-23-200-055. Mr. Dave Reister spoke on behalf of the Reister family. The intention is to split out the house and 4.13 acres along with a contiguous additional parcel of 7.23 acres. This would leave a remainder of 61.03 acres which would be preserved as farmland. Motion by Fedewa, second by Lane to open the public hearing, motion carries. Ron Darling of 21318-8th avenue asked about the parent parcel and if the 7.23 acres would be buildable. Sue Kroodsma of 21210-8th Ave likes her rural area and would not welcome additional houses in the area. The township did not receive any written comments. Motion by Herremans, second by VanDyke to close the public hearing. Fedewa asked if this request had been reviewed by the Planning Commission previously, it hadn't. Herremans asked why are two parcels being split off? Why not just do the 4.1 acres? Not considering the 7.23 acre split would eliminate the width to depth ratio violation.

Chairperson Denhof reviewed the General Standards. Motion by Lane, second by Fedewa that number 5 does not meet the General Standards, motion carries.

The Specific Standards were reviewed. Motion by Fedewa, second by Herremans that numbers 1 and 5 do not meet the specific Standard, motion carries.

The applicant approved the Planning Commission only approving the 4.13 acre split at this time. Motion by Fedewa that there is a consensus for approval of the General Standards as listed for the 4.13 acres. Second by Lane, motion carries. Motion by VanDyke for consensus approval that all six Specific Standards are met for the 4.13 acres. Second by Herremans, motion carries.

Motion by Fedewa that the 4.13 acre split be approved based on the General and Specific Standards were met. Approval is contingent upon the receipt of a survey of the land and that all proper setbacks are met. No splits would be allowed without returning to the Planning Commission. Second by Lane, motion carries.

New Business-

Master Plan Update- Zoning Administrator gave an updat on the timeline for the workshops.

December 8 2021-Conklin area

December 15 2021-Crockery Lake area

December 16 2021-Agriculture district (this includes residential uses)

December 29, 2021-Virtual (ZOOM-check website for ZOOM link)

All meetings will begin at 6:30 pm.

These meetings are for the purpose of gathering as much public input as possible.

Migrant Farm Labor Housing- Attorney Bloom discussed the moratorium on the building of farm labor housing passed by the Township board. The proposed draft ordinance was reviewed. A resident said that a 100 person farm labor camp is not large enough. There is need for camps this large. Would the township rather have numerous 100 person camps, or one larger camp? A resident asked that no limit be set on how many miles the employees would be allowed to travel. A resident asked about the septic system and well capacity of the larger camp. Mr. Craig Anderson from Michigan Farm Bureau gave a presentation on Migrant Farm Labor Housing which was well received. A resident asked if there could be a limit on construction equipment traveling on the roads. Motion by Fedewa to close public comment, second by Lane, motion carries. Herremans said that he appreciated the farmers in attendance. Motion by Herremans, second by VanDyke to hold a special Planning Commission meeting on January 3rd, 2022, motion carries.

Old Business-

Nonconforming Structures-Attorney Bloom gave instruction on changes to the non-conforming ordinance. Page three is more liberal than the current ordinance in regards to special land use approval. Denhof discussed the importance for the PC to have oversight of the height. There is concern about the 60% rule if structure is destroyed. A resident asked the PC to review Polkton Townships ordinance, it states that a residence and accessory can re-build on the same foot print. A resident asked the PC to review the Mecosta County language. A resident stated that if setbacks are too close the structure should not be re-built. A resident has concerns about insurance. Motion by Fedewa, Second by Herremans to send the proposed Section 301-Use of Nonconforming Lots, Building and Structures to the Township Board for approval.

Roll call vote, Denhof-yes, Fedewa-yes, Herremans-yes, Lane-no, VanDyke-yes, motion carries.

Ponds (Scheidel & Brown) Zoning Administrator Lovelace reviewed the status of the nonconforming ponds. Still waiting on a survey.

Planning Commission Discussion-None

Adjournment- Motion by Lane to adjourn at 10:02 p.m.

Helen Dietrich

Chester Township Clerk

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

DRAFT