

Chairperson Denhof called the meeting to order at 7:00 p.m. Other members present: Dale Fedewa, Paul Herremans, Charles Lane and Troy Goodno. Norm VanDyke and Duane Anderson were absent. Planner Julie Lovelace was also present. The meeting was available remotely via zoom.

Agenda Approval-

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

Public Comment- No public comment

Approval of Minutes-

Motion by Herremans to adopt the minutes of March 28, 2022 as presented. Second-Goodno, motion carries.

New Business-

Master Plan Review-Survey and visual preference summary. Planner Lovelace reviewed the compiled survey.

Ottawa Conservation District-Groundwater Presentation

Callie Melton and Sarah Bowman gave a presentation on programming and services provided by the conservation district. A resident asked why lake septic is not included in the cost share program. A resident voiced his concern about the needs of Crockery Lake and the septic systems.

Old Business-

Scheidel & Brown Ponds- Zoning Administrator Lovelace updated that the survey is completed. The Planning Commission approved bringing this to public hearing in May.

Planning Commission Discussion-Nonconforming Structures Termination by Destruction

Planner Lovelace explained that the 60% rule is a way to review nonconforming lots, structures, their size, and location in the event a structure is destroyed by a natural calamity. A resident asked where the 100' minimum setback came from. A resident asked if all of the houses on the lake were destroyed what would be the problem with them being rebuilt. A resident asked if a lot is less than 100' is the lot non-conforming. A resident discussed the problem with insuring the nonconforming properties, and that the PC could allow to rebuild to 100% in the same footprint. A letter from the Deur's was read to the assembled body. A resident stated that 50% was never part of the ordinance. Wells and septic would need to be moved. A resident stated that this takes away their right to restore their property. A resident stated that they have a beautiful lake, why change what we have. A resident called for prayers and guidance.

Motion by Lane, to put Section 301.2.b. of the Zoning Ordinance on the agenda for further discussion at the next meeting. Second by Goodno, motion carries.

Board report-Goodno reported that the Township Board passed the farm labor housing ordinance.

Zoning Board of Appeals-PC rep Denhof-no report.

Adjournment- Motion by Herremans to adjourn at 8:23 p.m.

Helen Dietrich
Chester Township Clerk