

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

Agenda Approval-

Motion by Lane to approve the agenda with the addition of ZBA discussion and Trustee report. Second, Goodno, motion carries.

Public Comment- None

Approval of Minutes-

Motion by Herremans to adopt the minutes of July 25, 2022 as presented. Second Anderson, motion carries.

New Business-

Mezsets/Kaufman SLU land division application.

Planner Lovelace discussed her memo. Discussion of how should 30-foot easement be written in deed.

This access is for agriculture use only, cannot create a shared driveway. Motion by Goodno to open public hearing at 7:18, second by VanDyke. Motion carries. No comments. Motion by Goodno to close public hearing at 7:18, second by VanDyke. Motion carries. The General Standards were reviewed. All were found to be true. Motion by Lane to accept the finding, second by Herremans. Motion carries. The Specific Standards were reviewed. All were found to be true. Motion by Herremans, to accept the finding, second by Goodno. Motion carries. Discussion that this land division would benefit the township by taking an abandoned homestead and rehabilitating it. The remainder lot does not meet the width to depth ratio. Motion by Norm to approve the request with the provision of a 30-foot agriculture easement to be included in the deed. Second by Anderson. Motion carries

Master Plan-The board reviewed changes to chapters 2 and 5. Reviewed chapter 6. Discussion of parking and sidewalks. Reviewed chapter 7. Discussion of additional zoning for light industrial.

Old Business-

The Destruction of Nonconforming Buildings

Planner Lovelace read the draft amendment to 301(A)(2)(b). Denhof suggested that the ordinance say that property owners can rebuild with Zoning Administrator approval only as long as the building is 5 foot off the property line. If the building is closer it would go to the Zoning Board of Appeals for review. Planner Lovelace will consult with attorney. A resident requested the 60% be removed. You should be able to rebuild in the original footprint no matter how close you are to line. A resident said that many buildings are closer than 5 foot. Is 5 foot an arbitrary number?

Planning Commission Discussion-

Board Report-Trustee Troy Goodno-a special meeting was held to waive the fees for the second pond applicant.

Zoning Board of Appeals report-PC Rep Jon Denhof-The board met on Aug 11. Approved both ponds. Must keep fenced and gated when no one is present. Flotation device required to be kept with in eyesight on one pond.

Public Comment-A resident asked that the person with questions at the last meeting be contacted.

Adjournment- Motion by VanDyke to adjourn at 8:22 p.m.

Helen Dietrich

Chester Township Clerk

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

