

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

Agenda Approval-

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

Public Comment- None

Approval of Minutes-

Motion by Lane to adopt the minutes of May 23, 2022 as presented. Second Herremans, motion carries.

New Business-

Land division application-preliminary review parcel #70-01-29-400-008

Motion by Goodno to bring to public hearing the request for a land division at the August 22, 2022 meeting. Second by Fedewa, Motion carries.

Master Plan Chapters 2-5 Review

The board reviewed the draft of chapters 2-5. A resident stated that she was not in favor of commercial development around Crockery Lake. A resident suggested that accessory dwellings be allowed for senior housing.

Old Business-

Nonconforming Structures Discussion

Planner Lovelace read the draft proposed compromise language to subsection 301(A)(2)(b) of the Zoning Ordinance. A resident stated that the residents of Conklin were unaware of the ordinance. He would like to be able to rebuild without going to the ZBA. A resident would like to see the language less vague on the requirements. This leads to uncertainty. A resident would like to be able to rebuild to 100% without going to the ZBA for review. This only adds a layer and delays the process. A resident asked why home owners were not notified of zoning ordinance changes. The 60% rule makes it hard for mortgage companies and insurance. A resident requested that the Planning Commission do everything in their power to make the job of rebuilding as easy as possible. A resident has a neighbor's house one foot from the property line. She understands why this should be reviewed. There was discussion among the Commission about requirements. Jon recommended that Planner Lovelace bring back revised language to the next meeting.

Planning Commission Discussion-

Board Report-Trustee Troy Goodno-nothing to report

Zoning Board of Appeals report-PC Rep Jon Denhof-nothing to report

Adjournment- Motion by Herremans to adjourn at 8:49 p.m.

Helen Dietrich
Chester Township Clerk