

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

Agenda Approval-

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

Public Comment- None**Approval of Minutes-**

Motion by Lane to adopt the minutes of August 22, 2022. Second Goodno, motion carries.

New Business-

S & J mineral mining license renewal

Planner Lovelace presented the application for a three-year term. The Planners memo includes Mike Oezer's inspection report. Mr. Rusche commented that he is happy with the township and would like to continue the operation. Denhof indicated that the site is very well run. Motion by Fedewa, second by Lane to approve the application for renewal of the mineral mining license by S&J Sand & Recycle which consists of the following documents:

- Application including material removal summary
- Existing site layout by MBN dated 9/9/2022
- Plan of Operation by MBN dated 9/9/2022
- Plan of Reclamation by MBN dated 9/9/2022
- Cross Sections by MBN dated 9/9/2022

With the following conditions:

- Processing equipment shall not be kept within 250 feet from any property line.
- Concrete crushing is restricted each year to no more than two weeks in the spring and two weeks in the fall.
- No more than 15,000 cubic yards of imported material may be on site.
- Final slopes of the proposed pond must be no greater than 1:4 to a depth of 5 feet.
- Any topsoil must be retained on site for reclamation.
- License term will expire May 15, 2026.

Roll Call vote: Anderson-absent; Denhof-yes; Fedewa-yes; Goodno-yes; Herremans-yes; Lane-yes; VanDyke-absent. Motion Carries.

Master Plan Review-

Lovelace reviewed chapters 8-9-10-11. Discussion of connector path from Musketawa trail to Township park. Is the goal to infill Conklin with the remainder sewer hook-ups or add new lots? Is Crockery Lake sewer in the Master Plan? Should retention ponds be recommended for tiled agriculture fields?

Old Business-

The Destruction of Nonconforming Buildings

Planner Lovelace discussed letter from Attorney Bloom. Attorney opinion letter strongly advises against Zoning Administrator review with-out Zoning Board of Appeals review. The current draft is written as such. Motion by Fedewa, second by Goodno to take the August 16, 2022

version of the Lawful Nonconforming Structures and Buildings and Abandonment Matters to Public Hearing. Motion carries.

Public Comment-A resident stated that the public did not like the August 16 version and the September 19th version was no better. A resident asked why would you go back to an older version? He is not pleased with the proposed language.

Planning Commission Discussion-

Board Report-Trustee Troy Goodno-no report

Zoning Board of Appeals report-PC Rep Jon Denhof-no report

Zoning report-attached

Fedewa asked about the deed restriction that was granted at the August meeting. After much discussion the Planning Commission agreed to consider removing the easement. Should the applicant go through with the land division, Lovelace will let them know of the PC's discussion.

Adjournment- Motion by Herremans to adjourn at 8:51 p.m.

Helen Dietrich

Chester Township Clerk

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