

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

Agenda Approval-

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

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

Motion by Lane to adopt the minutes of September 26, 2022. Second Goodno, motion carries.

New Business-

Public Hearing-Use of Non-Conforming Lots, Buildings and Structures

Planner Lovelace gave a brief history of the Non-Conforming ordinance. The Planning Commission has considered various amendments. The added provision for nonconforming buildings destroyed by 60% of replacement cost includes the wording "shall grant a reasonable setback variance." This ensures the Zoning Board of Appeals review will insure the preservation of health, safety and welfare. The Planner recommends approval. Motion by VanDyke, second by Herremans to open the public hearing at 7:08pm. Motion carries. Carl Elliot, 2532 Crockery Shores does not agree with this version of the ordinance. There is added expense, 40% will not be covered by insurance. Would like to read 100% of replacement cost. Buzz Holtvluwer, 2097 thinks this is overreaching, who determines reasonable? Tom Ludwick 2470 Crockery Shores agrees with everything that Carl said. There were no written comments received. Motion by Goodno to close the public hearing at 7:15pm, second by Lane, motion carries. The Board discussed that the "shall" provision is taken directly from public feedback. This addresses public safety issues. The 60% is not new, but was part of the original provision. Motion by VanDyke, second by Herremans to approve the Use of Non-Conforming Lots, Buildings and Structures ordinance as written. Roll Call Vote: Anderson-absent; Denhof-yes; Fedewa-absent; Goodno-yes; Herremans-yes; Lane-no; VanDyke-yes.

Master Plan Review-Planner Lovelace reviewed Chapter 11 of the proposed revisions. The Ottawa County Conservation District contributed proposed additions. Chapter 12 was reviewed. Crockery Lake Association would like to review Chapter 11 Natural Features and Watershed Management.

Old Business-None**Planning Commission Discussion-**

Accessory Dwelling Units were discussed. The board asked for draft ordinances.

Board Report-Trustee Troy Goodno-nothing to report

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

The old mill is waiting for asbestos survey.

Parking-ongoing.

Adjournment- Motion by Lane to adjourn at 7:45 p.m.

Helen Dietrich

Chester Township Clerk

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