

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

**Agenda Approval-**

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

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

Motion by Herremans to adopt the minutes of January 23, 2023 as presented. Second VanDyke, motion carries.

**Public Hearing #1-**

Public Hearing-McKinley land division

Zoning Administrator Julie Lovelace presented the application from Marc & Kerry McKinley to complete a land division of 21857 16<sup>th</sup> Ave, parcel number 70-01-15--400-007. Mr. McKinley spoke to the intention of application. The intention is to split 2.5 acres from the 60 acre parcel. This would leave a remainder of approximately 57.5 acres which would be preserved as farmland.

Motion by Goodno, support by VanDyke to open the public hearing, motion carries. Carl Elliott of 2532 Crockery Shores Rd spoke in favor of the division stating that it wasn't the most prime farmland.

Motion by Lane, support by Herremans to close the public hearing, motion carries.

The General Standards were reviewed and found to be met.

The Specific Standards were reviewed and found to be met.

Motion by Herremans to approve the McKinley land division of 2 acres instead of 2.5 acres.

Support by Lane Motion carries.

**Public Hearing #1-**

Public Hearing-Rezone parcel #'s 70-01-05-400-002, 70-01-05-400-003 & 70-01-05-400-030 from Mobile to Low Density Residential.

Zoning Administrator Julie Lovelace presented the application from Dennis & Dwight Sheridan to rezone parcel #'s 70-01-05-400-002, 70-01-05-400-003 & 70-01-05-400-030 from Mobile to Low Density Residential. Mr. Dwight Sheridan of 23408 36<sup>th</sup> Ave spoke on behalf of the applicants. Sheridan mentioned that LDR is already in this area so it would be a good fit.

Motion by Anderson, support by VanDyke to open the public hearing, motion carries. Lawrence Link of 22794 Squires Rd asked if the Sheridan's plans were to build houses and if the ordinance would allow houses to be built. Jody Hyde of 2155 VanDyke St stated that the board moved fast on this with not a lot of talk in regards to this. She also asked if this is a good area for more homes. She also stated that the trailer park runs on one septic system.

Motion by VanDyke, support by Goodno to close the public hearing, motion carries.

The General Standards were reviewed and found to be met.

The Specific Standards were reviewed and found to be met.

Motion by VanDyke to approve the rezoning of parcel #'s 70-01-05-400-002, 70-01-05-400-003 & 70-01-05-400-030 from Mobile to Low Density Residential. Support by Lane. Motion carries.

**New Business-**

Dog Kennels- The township does not currently have a zoning ordinance and the zoning administrator reviews the county application and signs off on it. ZA will gather some existing zoning ordinance examples for the board to review. The county would do the regulating.

**Old Business-**

**Master Plan-**

Master Plan has been sent to the attorney for review

**Accessory Dwelling Units Ordinance-**

A motion was made by Herremans with support from Goodno to bring the ordinance to a public hearing at the March meeting if legal council is available.

**Public Comment-**

A resident asked who would enforce the accessory dwelling ordinance. She also stated that if a tenant of an accessory dwelling is not good enough to live within the existing building would they even make a good neighbor.

**Board Report-**Trustee Troy Goodno-Nothing to report

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

**Zoning Report(attached)-**Still working on the removal of the mill.

**Public Comment-**A resident asked about the intent to plan from Township vs. Village.

**Board Discussion-**

VanDyke requested that Conklin parking be address at a future meeting. Herremans inquired about abandoned property. ZA will address enforcement issues with a property.

**Adjournment-** Motion by Lane to adjourn at 8:15 p.m.

Lorrain Dietrich

**Chester Township Deputy Clerk**

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