

OVID TOWNSHIP PLANNING COMMISSION

OVID TOWNSHIP OFFICE, BRANCH COUNTY, MICHIGAN

September 3, 2019

SEPTEMBER MEETING MINUTES

The Ovid Township Planning Commission was called to order by Andy AcMoody at 7:00 p.m.

Members present: Andy AcMoody, Chris Donbrock, Sean Groves, Jim Snivley, Tammi Schorfhaar

Others present: Max Benjamin, Teresa Scott, Rob Covert

Correction to Agenda: Andy AcMoody suggested that we move Agenda item #2 to the very end thereby making it Agenda item #5 and that we add a new Agenda item #4 of Rural Blight. Andy AcMoody also noted a correction to Agenda item #1 – it should read “review lots on Pearl Road” not “review lots on Pearl Beach Road”. Tammi Schorfhaar noted that we need to add the approval of the June 4, 2019 Public Hearing minutes. Chris Donbrock made a motion to approve the Agenda as corrected; seconded by Andy AcMoody ; motion carried.

Sean Groves made a motion to approve the June 4, 2019 Public Hearing minutes; seconded by Tammi Schorfhaar; motion carried. Chris Donbrock made a motion to approve the June 4, 2019 Planning Commission Meeting minutes; seconded by Sean Groves; motion carried.

Old Business: Review Zoning Map changes – it was decided that we will leave this item on the Agenda as Old Business so that it can be reviewed at a future meeting.

New Business:

1. Review lots on Pearl Road for possible rezoning to Waterfront Residential. The lots under consideration are currently zoned as Rural Residential and are, therefore, non-conforming. Andy AcMoody will discuss this matter further with Russ Jennings. There was a consensus amongst the Planning Commission Board members that we should move forward with the rezoning.
2. Teresa Scott is requesting rezoning of her property at 518 Idlewild Beach from Rural Residential to Waterfront Residential so that she can then do a possible land split. The Board would like to have Russ Jennings look into the Harbor Cove covenants to see what, if any, conflicts there might be. The Board also wants to talk to both McKenna and our attorney to avoid any potential complications from having a Waterfront Residential lot in Harbor Cove when the remaining lots are zoned Rural Residential. The Board will discuss this further at our October meeting once we hopefully have some additional answers. Andy AcMoody suggested that we also consider the possibility of rezoning Chris Norton’s property on Idlewild Beach to Waterfront Residential.
3. Review Coldwater Lake Storage Condominiums for changes. The owners of the Coldwater Lake Storage Condominiums are requesting three changes. They would like to split lot #19 in half and add half of it to lot #17 and half of it to lot #21; combine lots #27 and #29 into one large lot; and remove six feet from lot #33 and add it to lot #31. This whole area is zoned as a Condominium District (Section 21.09K) and the Board agreed that these changes can be considered as minor revisions and not a major change which would require a Public Hearing. Chris Donbrock made the motion to consider the changes as minor revisions; seconded by Tammi Schorfhaar; motion carried.
4. Rural Blight. Max Benjamin mentioned concern about homes and properties in the Township that are not being taken care of. The Board agreed that these types of issues should be brought to Greg Gemmill’s attention.

5. Zoning requirements for Recreational Vehicles. Our ordinance (Section 14.14C), as it is currently written, is not enforceable because the Township does not employ a full-time zoning administrator. We will move this topic to Old Business so that the Board can discuss it further when Greg Gemmill is here.

Zoning Report: None

Public comment: Max Benjamin asked for clarification on the meeting schedule for the Planning Commission (first Tuesday of the month) and the Township Board (second Monday of the month).

Next meeting is Tuesday, October 1, 2019 at 7:00 p.m.

Chris Donbrock made a motion to adjourn; seconded by Jim Snivley; motion carried. Meeting adjourned at 8:01 p.m.

Respectfully submitted by Tammi Schorfhaar, secretary.