

OID TOWNSHIP PLANNING COMMISSION

BRANCH COUNTY, MICHIGAN

Meeting Minutes

February 3, 2015

The Ovid Township Planning Commission met on Tuesday, February 3, 2015 at the Ovid Township Hall. Vice Chairman Ron Sampsel opened the meeting at 7:30 PM.

Members Present: Sean Groves, Chris Donbrock. Ron Sampsel and Cheryl Downs.

Other Present: Russ Jennings, Christine Forrister and Harry Dermanelian

APPROVAL OF THE AGENDA~~Donbrock made a motion to accept the agenda as presented and he was supported by Groves and the motion passed.

APPROVAL OF THE MINUTES~~ Downs made some corrections to the January 6th minutes. On the first page under Old Business, correction of the spelling of the word bonfires; and under New Business paragraph 1. The sentence should read~~”Groves made a motion to recommend to the Ovid Township Board to grant a Special Use Permit to CTS Financial LLC.”

Groves made a motion to accept the minutes with the corrections and he was supported by Donbrock and the motion carried.

OLD BUSINESS

1. Bella Vista rules reviewed. Jennings passed out a Memorandum from Chris Khorey our consultant from McKenna Associates. Mrs. Forrister and Dr. Dermanelian discussed their concerns regarding the regulations on the lakefront property owned by the golf course. They both asked for copies of the Memorandum and they were given copies. Both Lake Drive residents say the rules are not being adhered to and wondered what the township was going to do about it. It was explained that the Planning Commission is not an enforcement agency and if they feel their property is being trespassed on then they need to call the owner of the golf course or law enforcement. Dr. Demanelian is requesting all the rules of the PUD on Ovid Township Letterhead be given to him.
2. Review enforcement of the 40% lot coverage per ordinance
3. Review of ordinance change for Group Home

These two items will be discussed with Chris Khorey on March 10th.

NEW BUSINESS

1. Review of Lloyd Barrows request to re-zone property at 311 Smith Road

The ZBA tabled the request from Mr. Barrows. A Memorandum from Chris Khorey outlined Lot Split/Rezoning in this instance. It is recommended that this 5 acres be re-zoned from RR to AG, then permit the lot split. If this is done then the remainder of the parent parcel 4 acres be dedicated as PERMANENT open space preservation.

2. Review property at 120 E. Central and Block Roads~~Owner Bill Kriser is requesting a land split of his 18 acres. There is already a dwelling on this land. He told Zoning Administrator that he has a signed letter from the township dated 2000 that give him permission to do the split.

ZONING ADMINISTRATOR REPORT

One new house permit was issued in the month of January. The McDaniels of 605 Kim Drive had their request for a variance denied. The movable garage which is on skids must be moved to meet setbacks. The William Kemp situation on 477 Pearl Road~~Mr. Kemp is probably in jail.

PUBLIC COMMENT ~~ the property at 661 E. Central Road still has not been cleaned up. The owner of the property Brad Badders and his brother Barry Badders who resided on the property were in to see Jennings. Barry was out on bond from his arrest drug charges in Branch County and several charges in Hillsdale and Indiana.

Next meeting will be held on March 10th 2015 at 7:30 PM at the township hall.

ADJOURN

Donbrock made a motion to adjourn the meeting and Groves supported and the motion carried. Meeting closed at 8:55 PM

Respectfully submitted,

Cheryl Downs, Secretary