

**OVID TOWNSHIP PLANNING COMMISSION**

**OVID TOWNSHIP OFFICE, BRANCH COUNTY, MICHIGAN**

**MARCH 6, 2018**

**MEETING MINUTES**

The Ovid Township Planning Commission was called to order by Andy Acmoody at 7:30p.m.

Members present: – Andy AcMoody, Chris Donbrock, Sean Groves, Ron Sampsel, Tammi Schorfhaar

Other present: Gregg Gemmill, Russ Jennings, Steve Hobbs

Groves made a motion to add the Lake Drive Property Special Use Permit to the Agenda under New Business.

Sampsel made a motion to approve the Agenda with the addition; seconded by Groves; motion carried.

Donbrock made a motion to approve the February 6, 2018 Planning Commission Meeting minutes, seconded by Sampsel; motion carried.

Old Business: None

New Business:

1. Lake Drive Properties – recommendation by Sampsel that we send this on to the Township Board with our approval. Motion carried.
2. Discussion about wind and solar. The Township has placed a one year Moratorium on both wind and solar, effective last week. The Planning Commission would like to request a performance bond requirement on solar such as what is already listed for wind (page 15-53). With the Moratorium in place, it was agreed that we have ample time to continue reviewing this issue and discussing it further.

Zoning Amendment Questions and Answers from Christopher Khorey:

1. Page 7-1, 7.02 Permitted Uses H - typo corrected
2. Page 2-28, CP #4 Lot Area - changes accepted
3. Page 14-27 - changes accepted
4. Page 22-12 Section 22.06 1.e. - 50% lot coverage has been implemented. It was suggested to perhaps do a mailing to landscape contractors and building contractors so that they understand that the Township is going to step up enforcement.

We will request that Chris make all of these changes into the ordinance and then give us a chance to reread it.

3. Zoning Map Update – it was suggested that we ask Chris Khorey to come back in to discuss this (after he completes the Amendments above). We need to publicize that all changes can be seen at the Township Hall – there are a lot of them. It was suggested that we review our Master Plan and make sure that it conforms with all of these zoning changes. Consensus is that the Zoning Map needs to be reviewed and updated.

The Zoning report from February 2018 was presented by Russ Jennings.

Public comment: Steve Hobbs came to thank us for the good job that we are doing. Williard and Jeny Strong have requested a fence on Lake Drive that would go into the road easement for their disabled daughter. This is not within our authority – it should be forwarded to the Road Commission. There is a question about a home built by Bob Buescher that wants to change the roof line on a non-conforming house. Consensus was that the changes are not unreasonable as they are not expanding the footprint or the floor plan of the house.

Next meeting is Tuesday, April 3, 2018 at 7:30p.m.

Samsel made a motion to adjourn, seconded by Donbrock, motion carried. Meeting adjourned at 8:43 p.m.

Respectfully submitted by Tammi Schorfhaar, secretary.