

Planning Commission

Branch County, Michigan
Ovid Township Hall Mobile Office
Meeting Minutes

October 3, 2017

The **Ovid Township Planning Commission** met on Tuesday, October 3, 2017 at the Ovid Township Hall mobile office. Chairman Andy AcMoody opened the meeting at 7:30 PM

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

Others Present: Russ Jennings, Greg Gemmill, Glenn Padmos, Sam Witt, Russ Gensler and Ken S...

Approval of Agenda: Sampsel made a motion to approve the agenda as presented. Motion was supported by Donbrock. MOTION CARRIED.

Approval of Minutes: Sampsel moved to approve the meeting minutes from the September 5, 2017 as submitted. Supported by AcMoody. MOTION CARRIED.

Old Business:

1. Red Channel Dr. Land Division proposal by Attorney Charles Bappert
Township attorney Haas recommends not to approve as submitted, and Haas will contact Bappert
2. Rhonda Pebernat future intention for property at 169 Behnke Rd, property zoned Agriculture, being used as Commercial (Using Crossfit Name) township attorney to review and make recommendation to the township.
3. Review McKenna proposal for solar farms, Planning Commission to review and recommend to Township Board for adding to Zoning Ordinance
How is alternative energy being defined? Including individual use? Ordinance applied to all zones?
AcMoody discussed potentially having a workshop with McKenna to get advice on the issue of solar and wind energy. Groves made a motion to put together a workshop with experts on alternative energy before putting any ordinance proposal forward. Sampsel supports. MOTION CARRIED.
Russ Jennings contacting McKenna about a Tuesday afternoon workshop (November 28?)

New Business:

1. Sam Witt property E Rose Rd., 254 E Rose Rd.
Requesting a shared driveway from right side of lot 6, already recommended easement for 5 & 6 for partial split to access back property. This split would require all 6 lots to revert to the raised septic system.
3 ZBA issues: lots under 1 acre, shared driveways for more than 2 dwellings, width to depth ratios
Jennings will deliver applications for variances; he recommends getting an exact survey and presenting all three issues to ZBA at once
2. Glenn Padmos, requesting land split Lake Side properties
Padmos is trying to maximize his eventual sale of his original property. He has a smaller parcel sectioned off for his dwelling, and would like to split the woods, and tillable land separately to create as many sellable parcels as possible.
Padmos proposing to rezone part of the village center zone to create a new commercial zone.
Padmos needs to apply for rezoning and take it through the boards to approve.
3. Letter from Chris Khorey, zoning requirements for property at Centennial Rd. and Otis Rd.
Two dwellings on the lot make it non-conforming; you cannot expand any more without going to ZBA.
Even if you could figure out a way to split a parcel with a dwelling on it to make lot conforming it would still need to go before ZBA.
4. Dr. Marijuana to introduce himself Thursday, October 5th

Zoning Administrator Report: Jennings delivered the zoning report

Public Comment: Gemmill – something to consider down the road: language for campers and RV time frame (add to list for McKenna to discuss verbiage)
Consider taking out ordinance regarding water run-off if it is already in state legislation so that the township doesn't become an easy target.

Next meeting is Tuesday, November 7, 2017 at 7:30

Adjournment: Donbrock made a motion to adjourn the meeting. Motion was supported by Sampsel. MOTION CARRIED. Meeting adjourned at 8:50 p.m.

Respectfully submitted by: Cheryl Downs, Secretary

Recorded by: Samantha Pickering, Ovid Township Recording Clerk