

**Planning Commission**  
**OID TOWNSHIP**  
Branch County, Michigan  
**Meeting Minutes**  
February 7, 2017

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

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

**Members Absent:** none

**Others Present:** Christine Forrister, Wendy Malott, Dave Mallot, Lloyd Walrack, Russ Jennings

**Approval of Agenda:** Sampsel made a motion that the agenda be approved as submitted. Motion was supported by Groves. MOTION CARRIED.

**Approval of Minutes:** Groves moved to approve the meeting minutes as presented from the December 6, 2016 meeting. Supported by Donbrock. MOTION CARRIED.

**Old Business:** 1. See letter from Township attorney Joe Haas – Names are backwards in the letter. James and Dawn Backus want to purchase the property from Toby Matthias. The situation has been discussed with property owner and he understands he's free to sell property on land contract but that no zoning variance will be issued to build a garage without a deed.

**New Business:**

1. Lloyd Walrack, 741 Lake Dr. Reviewed survey drawing and pictures of water runoff from Vitz property, 739 Lake Dr on to the shared driveway and the Walrack property. This is a violation per ordinance 14.12 C. It was suggested to start the process of notice of the violation to the property owner by issuing the first letter in the process. Sampsel suggested to notify attorney, and issue first notice to the home owner in violation.
  
1. Dave Malott, 411 Grass Lake Rd., Request to split parcel 110-020-400-003-00. Parcel zoned Rural Residential 28 acres, requesting parcel to Open Space Preservation. Does not have enough road frontage and doesn't meet 3-1 ratio. Discussing option to rezone that property as agricultural. AcMoody suggested instead of rezoning the lots to create a 60 ft. easement in the form of a new shared driveway along his properties and cut the lot he's trying to sell to 3 separate lots. No more than 2 family homes can share a shared driveway so only two back lots could share driveway, the front lot has road access. Property owners would need legal description of each lot, and decide where the shared driveway would be.

**Zoning Administrator Report:** Jennings presented the zoning reports for December 2016, January 2017 and the Year End Report for the year 2016.

**Public Comment:** who controls driveways? – Road Commission for brand new one,

Board wants to look into fines – fines are so cheap that residents are building more and more without permits and if they are caught without a permit the fines are so cheap it is not a big deal. Alganseefines for no permits is four times the original permit cost... – Ron Sampsel suggests we add this to new business for March

**Adjournment:** Donbrock made a motion to adjourn the meeting. Motion was supported by Groves. MOTION CARRIED. Meeting adjourned at 8:15 p.m.

Respectfully submitted by: Cheryl Downs, Secretary

Recorded by: Samantha Pickering, Ovid Township Recording Clerk