

OVID TOWNSHIP Planning Commission

Branch County, Michigan
Kinderhook Township Hall 381 S. Angola Rd.

Meeting minutes

Public Hearing

May 2, 2017

The **Ovid Township Planning Commission** met on Tuesday, May 2, 2017 at the Kinderhook Township Hall. Chairman Andy AcMoody opened a public hearing at 7:30 PM

Public hearing to allow floral business at 236 S Angola Rd, per zoning ordinance section 15.17
Petitioner, Debra Gigowski

Petition has changed just slightly since her last visit before the board. Petitioner no longer wants to build a new building but instead is remodeling part of the 3 car garage on the property to accommodate a floral shop. Shop owner will also be re-doing the driveway to create a safer turn around in the driveway.

American Flower Trends, will be limited on type and size of signage due to zoning.

Public Hearing Closed and moved into general planning commission regular meeting.

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

Members Absent: Ron Sampsel

Others Present: Debra Gigowski, Ted Gigowski and Russ Jennings

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

Approval of Minutes: Donbrock moved to approve the meeting minutes as presented from the April 4, 2017 meeting. Supported by Downs. MOTION CARRIED.

Old Business:

1. Red Channel Dr. Land Division proposal by Attorney Charles Bappert
Jennings talked with attorney today; proposal still not prepared, but will be on its way to Jennings soon.

New Business:

1. Request for special use permit, to allow Home Occupation per Zoning Ordinance Section 15.17 - Petitioner, Debra Gigowski

Groves made a motion to support the proposal. Motion supported by Donbrock.

MOTION CARRIED.

2. Hampton Homes proposed development of Holiday Homes Warren Rd. requires new road for four new homes - Jennings received a phone call from Hampton Homes; they wish to develop to develop lots 4,5,6, & 7. These are already platted lots but there is no road to access those lots directly, and there's also no sewer lines. The proposed new road is shown to be 53.64 feet but needs to be 66 feet. At this point the lots are inhabitable. Jennings requested that Hampton Homes come before the board to discuss the possibility of building a road and adding a sewer line in order to develop these lots. A representative from Hampton Homes was not present for tonight's meeting.

Zoning Administrator Report:

Russ Jennings delivered the zoning report.

Jennings addressed the board with questions:

1. Regarding Pearl Beach Rd. dispute between neighbors: Lois Benjamin put a rope fence along property line with rebar holding the rope up. Jennings feels it's a danger, and is questioning the authority the township has to remove the make shift "fence".

The board responded with the fact that a permit is required to build a fence, and further discussed the materials to be used. Jennings will be sending a letter of the violation.

2. Walter Otis on Angola Rd. is asking to split his acreage in order to build on part of the parcel, Jennings is wondering how that could be possible.

Board responded with the ordinance states he needs to split 40 acres in order to build on it, or split a smaller parcel and do open space preservation, or he can put a smaller dwelling on it but he needs to remain the owner.

3. Pole Barn on Central Road. – Pole barns, according to Jennings' interpretation, there needs to be at least 5 acres. The owner wanted to add to the pole barn so he can store his motor home. This is not possible since it is a non-conforming structure. It is proposed that the roof be raised. This would not change the foot print so he should be allowed to change that in order to put a large door to park the motor home inside. Planning commission members agreed with Jennings interpretation of the ordinance.

Public Comment: None

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

Respectfully submitted by: Cheryl Downs, Secretary