

Planning Commission

Branch County, Michigan

Ovid Township Hall Mobile Office

Meeting Minutes

September 5, 2017

The **Ovid Township Planning Commission** met on Tuesday, September 5, 2017 at the Ovid Township Hall mobile office. Vice Chairman Ron Sampsel opened a public hearing at 7:35 PM

Members Present: Chris Donbrock, Ron Sampsel, and Cheryl Downs

Members Absent: Andy AcMoody and Sean Groves

Others Present: Janet Cupps, Gary Cupps, Lloyd Walrack and Greg Gemmill

Approval of Agenda: Donbrock made a motion to approve the agenda with addition to number 4 under new business. Motion was supported by Downs. MOTION CARRIED.

Approval of Minutes: Donbrock moved to approve the meeting minutes from the August 1, 2017. Supported by Downs. MOTION CARRIED.

Old Business:

1. Red Channel Dr. Land Division proposal by Attorney Charles Bappert--- Township attorney Hass recommends request for metes and bounds lot less than one acre be reviewed for approval or denial by the ZBA.
2. Review of 40% lot coverage zoning requirement
Downs feels 40% is appropriate, because properties know how big lot is and what they have to work with at the time of purchase. Donbrock does see why the contractors have an issue. Sampsel's biggest concern of increasing the lot coverage to 50% is exposure to fire with that much lot coverage.
Donbrock made a motion to send this to the Township Board, Downs supports. MOTION CARRIED.
3. Rhonda Perbernat future intentions for property at 169 Behnke Rd., property zoned Agriculture being used as commercial (Using Cross Fit name) Township Attorney Hass to review and make recommendation to Township – Township attorney is still reviewing all subject matter submitted.

New Business:

1. Review McKenna proposal for solar farms, Planning Commission to review and recommend to Township Board for adding to Zoning Ordinance – Tabled until everyone on board is present and all info regarding the matter has been reviewed
2. Sam Witt property E Rose Rd., reviewed by Township Attorney Hass and he recommends to have plat amended, and will require survey for plat amendment, if lots do not meet zoning requirements for size Mr. Witt would have to apply to variances.

3. Tom Collard of E Rose Rd, requesting easement to lot or shared driveway. Lot is currently land locked. There are no provisions for an easement so this issue needs to go directly to the Township board.

 4. Janet and Gary. Cupp, Plat review: Property is not purchased yet, but they're looking at a few lots. The Cupps would like to understand how they can access and utilize the lots for future use. Not a developer, for personal use. Board explained how lots cannot be landlocked in the future. If private road is created it would have to meet county specifications, and each lot would need to have access to it to sell lots separately, but a partial road is acceptable if only one lot is developed. The road maintenance is entirely up to property owners. Discussed clearing out channel from overgrown weeds. Board agrees that if properties developed DNR might start treating it to make it navigable.
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Zoning Administrator Report: Sampsel delivered the zoning report

Public Comment:

Next meeting is Tuesday, October 3, 2017 at 7:30

Adjournment: Downs made a motion to adjourn the meeting. Motion was supported by Donbrock. MOTION CARRIED. Meeting adjourned at 8:08 p.m.

Respectfully submitted by: Cheryl Downs, Secretary

Recorded by: Samantha Pickering, Ovid Township Recording Clerk
