

OVID TOWNSHIP PLANNING COMMISSION

OVID TOWNSHIP OFFICE, BRANCH COUNTY, MICHIGAN

August 3, 2021

AUGUST MEETING MINUTES

The Ovid Township Planning Commission meeting was called to order by Andy AcMoody at 7:03p.m.

Members present: Andy AcMoody, Chris Donbrock, Tammi Schorfhaar

Others present: Bill Benjamin, Dave Smith, Rege Rupp, Paul Dygert, Darren Malek, Roy Brannon, Andrew Labadie, Emily Motes, Jon Motes, Ava Motes, Michael DeLong, Max Delagrang, Judy Harris, Eric Crots, Gary Fraley

Chris Donbrock made a motion to approve the agenda; seconded by Andy AcMoody; motion carried.

Tammi Schorfhaar made a motion to approve the July 6, 2021 Public Hearing Meeting minutes; seconded by Chris Donbrock; motion carried.

Chris Donbrock made a motion to approve the July 6, 2021 Planning Commission Meeting minutes; seconded by Andy AcMoody; motion carried.

New Business:

Rezoning request from DNR Properties to rezone 7.3 acres from Agricultural to the Enterprise District for the purpose of establishing a retail marijuana dispensary. Chris Donbrock moved that we table this request until the next meeting since we do not have a full Board present; Tammi Schorfhaar seconded; motion passed. Andy AcMoody explained that ultimately, the Planning Commission will make a recommendation to the Township Board regarding the rezoning request and then the Township Board will make the decision to approve or deny the request.

Unfinished Business:

Chris Khorey and Kyle Mucha, both from McKenna, addressed the requested zoning amendments that have been discussed at previous meetings. These discussions included potential changes to set-backs as they pertain to porches, steps, and cantilevers; as well as potential changes to signs. The proposed changes will be reviewed further by the Planning Commission and discussed at the next meeting.

The Master Plan discussion was delayed since the census data is still not out. It is hoped that we will at least have something we can work with in the next month or two.

Zoning Report: Matt Ashenfelter presented the zoning report

Public comment:

Judy Harris asked for an update on the fencing and landscaping on the two solar projects which have already been built.

Bill Benjamin had a number of questions for Matt Ashenfelter regarding various issues. Matt said that he is developing a format for such questions to be submitted in advance. Bill also expressed concerns about

the 54 acres that are for sale on Pearl Beach. Bill said that, in 2009, there were three waterfront lots zoned at the end of Pearl Beach and it was agreed that there would be no further development down there. If there ever was, access would have to come from somewhere other than off Pearl Beach Road. Bill said that he is speaking on behalf of the Pearl Beach residents who are adamantly opposed to the possibility of further expansion of the road – which is privately maintained.

Roy Brannon would like to request a variance on the multiple housing zoning ordinance as he would like to get his property rezoned so that he can build six condos. Roy said that he has six sewer taps. Andy AcMoody advised Roy that he needs to talk to Matt Ashenfelter about the process of requesting such a variance.

Next meeting is Tuesday, September 7, 2021 at 6:00p.m.

Chris Donbrock made a motion to adjourn; seconded by Andy AcMoody; motion carried. Meeting adjourned at 8:13p.m.

Respectfully submitted by Tammi Schorfhaar, secretary.