

OID TOWNSHIP PLANNING COMMISSION

OID TOWNSHIP OFFICE, BRANCH COUNTY, MICHIGAN

September 7, 2021

SEPTEMBER MEETING MINUTES

The Ovid Township Planning Commission meeting was called to order by Andy AcMoody at 6:02p.m.

Members present: Andy AcMoody, Chris Donbrock, Jim Snivley, Tammi Schorfhaar

Others present: Kyle Mucha, Dave Smith, Rege Rupp, Bill Benjamin, Jeff O'Dell, Tony LaPratt, Jon and Emily Motes, Gary and MaryAnn Fraley, Mike DeLong, Andrew Labadie, Doug and Kim Gray, Eric Crots

Chris Donbrock made a motion to approve the Agenda; seconded by Tammi Schorfhaar; motion carried.

Chris Donbrock made a motion to approve the August 3, 2021 Public Hearing Meeting minutes; seconded by Andy AcMoody; motion carried.

Chris Donbrock made a motion to approve the August 3, 2021 Planning Commission Meeting minutes; seconded by Andy AcMoody; motion carried.

Public Comment (non-agenda items):

*Dave Smith said that, at the last two Public Hearings, the concerns about traffic were raised which he believes are legitimate (even if they are subjective). Dave would, however, like the Planning Commission to keep in mind that he does not believe that extending the Enterprise Zone to the east fits with either the current Master Plan or the proposed revised Master Plan. Dave said that the comment has been made that there is no land currently available in the area that is already zoned Enterprise. However, there is land available – whether it is price prohibitive should not be the Township's concern according to Dave. The concern needs to be with what fits in the Master Plan. Dave also asked that we take into consideration the possibility that, should we approve the rezone, there is nothing to stop someone else from requesting that we continue to rezone the Enterprise Zone even further to the east.

*Rege Rupp of DNR Properties said that as far as the traffic, he actually paid attention on several occasions and most of the traffic coming to his establishment would be coming off I69 and he does not feel that they will continue east. Rege stated again that, at the last meeting, he almost got hit going to the west on the I69 business loop. He is not aware of the intention to extend the Enterprise Zone to the west and said that he feels we will have more accidents if it is extended that way.

*Gary and MaryAnn Fraley live on Fenn Road, and they are very concerned about increased traffic as well as additional trash being thrown all over. MaryAnn said that she thinks this will just create even more issues.

*Mike DeLong agreed with Dave Smith and said that this rezoning request does not follow the Master Plan. Mike feels that allowing this would further increase the traffic on Centennial Road.

*Andrew Labadie said that he feels that Lake Drive is more dangerous than the area being considered. Andy asks that we consider the needs and worries about the residents of Coldwater Township. He feels that this is prime property, and we need to consider how we should best develop it. Andy feels that we need to worry about everyone.

Unfinished Business:

- a. DNR Properties rezone request – Jim Snivley expressed that he has been opposed to the marijuana issue all along; Tammi Schorfhaar restated that at no point has anyone else besides

the developers come forward in support of this issue; Chris Donbrock agreed with Tammi's comment and he also mentioned that he feels there is a bit of a moral dilemma with this issue as a lot of the business would come from Indiana where it is currently illegal to purchase marijuana for recreational use. Chris Donbrock moved to deny the request to rezone; Jim Snivley seconded; motion carried.

New Business:

- a. Porch amendment – the Planning Commission reviewed the suggested changes with Kyle Mucha. McKenna will finish editing the document for the Planning Commission to review at our next meeting. Tentatively, we would have a public hearing maybe at our November meeting.
- b. Zoning amendment – we received the comments from our Township Attorney, Joe Haas, shortly before the start of tonight's meeting. Kyle Mucha requested the opportunity to incorporate Joe's comments and then present the document at our next meeting.

Zoning Report:

*Doug's Auto Recyclers has been notified that they are currently in violation. According to the notification, there is a portion on the back of this property that does not have a fence around it. Doug Gray spoke at the meeting and said that he was on the Board when this part of the Ordinance was rewritten. Doug believes that his business is grandfathered in and technically does not have to meet the new requirements. Doug said that he wouldn't have a problem with putting the fence up except that he currently has a civil problem with the neighbor who is demanding it. Tony LaPratt (Doug's neighbor) addressed the Planning Commission and said that he doesn't want a fence all the way around the junk yard because it will affect the deer traveling. This issue will be discussed further with our Zoning Administrator, Matt Ashenfelter.

Public comment:

*Bill Benjamin requested a copy of the previous two or three months of Zoning Reports. Bill feels that they should be made available online – perhaps as an attachment to the minutes. Bill then asked if anyone on the Planning Commission has been approached about the 54 acres for sale at the south end of Pearl Beach. No one has. Bill said that he will continue to bring this issue up as a point of conversation as he and the residents of Pearl Beach are strongly opposed to further development of this property. Finally, Bill pointed out that there was no landslide victory in the marijuana issue and, in fact, no one who was supposedly in support of this has come forward. Bill just wanted to clarify that it was a developer from Reading that pushed this through.

*Andrew Labadie expressed concern about the property situation on Mudd Lake as it affects his family. Andy said that the situation is causing grave health issues to his Aunt and he just wants to make sure we are aware of the problems it's causing her. Andy also said that his family owns property which is adjacent to Bella Vista and behind Lake Drive. He wondered what could be done with the property which would best benefit the Township.

Next meeting is Tuesday, October 5, at 6:00p.m.

Jim Snivley made a motion to adjourn; seconded by Chris Donbrock; motion carried. Meeting adjourned at 6:59p.m.

Respectfully submitted by Tammi Schorfhaar, secretary.