

## October 10, 2016 PLANNING COMMISSION SPECIAL MEETING

**Call to Order:** The meeting was called to order at 7:00pm by Chair Craig VanMelle.

**Roll Call:** Members present: Harry Smith, Craig VanMelle, Carol Browne, Tammy Taylor. Township Attorney -Catherine Kaufman

**The Pledge of Allegiance was recited.**

**Approval of the Agenda:** Carol Browne made a motion supported by Craig VanMelle to approve the Agenda for October 10, 2016 Planning Commission Special Meeting. Motion passed.

**Minutes:** The reading of the minutes from September 27, 2016 postponed to October 25, 2016

**Election of Secretary:** Harry Smith made a motion to elect Tammy Taylor as Secretary supported by Carol Browne. Motion passed

### **Public Hearing:**

1. Request to rezone parcel 022-012-010-10; Tammy Taylor made a motion to open the public hearing supported by Carol Browne
  - a. S&F Propane submitted a request to have parcel rezoned from Agricultural to Industrial.
    - i. Applicant gave brief presentation of expectations for the property to serve as a satellite location to service local customers.
  - b. Roger VanDam and Larry Montgomery raised questions regarding the tank sizes, quantity and safety. Greg Butzke asked about a traffic study and Pat VanDam questioned if the rezoning could open other uses.
  - c. Catherine Kaufman stated the purpose of the hearing is to address the rezoning, not S&F specific operations. If rezoned, parcel would be subject to the parameters of Industrial Zoning.

Carole Browne made a motion to close the hearing supported by Harry Smith. Motion passed. Hearing closed at 7:30 pm

- After further discussion, Applicant asked the request be held to allow time to explore other options. Carole Browne made a motion to table discussion until November 22, 2016 supported by Craig VanMelle. Motion passed

2. Special use request for parcel 022-011-004-00; Harry Smith made a motion to open the public hearing supported by Tammy Taylor. Motion passed.
  - a. Dykhuis Farms requested a special use allowance for a single family dwelling on less than 20 acres.
  - b. Betsy Standish questioned if there would be a hog farm located on the parcel.
    - i. No, based on restrictions

Harry Smith made a motion to close the hearing supported by Craig VanMelle. Motion passed. Hearing closed at 8:07 pm.

- Craig VanMelle made a motion to approve special use request subject to setback requirements in zoning ordinance supported by Harry Smith. Motion passed

**Open Discussion on Non-Agenda Items/Public Comment**

A question was raised by a resident of Aspen Acres regarding \$50 fee. Craig suggested the question would be better raised at the meeting of the Township Board.

**Adjournment:**

Adjournment by acclamation at 8:17 pm

Respectfully submitted

Tammy Taylor, Secretary