

Minutes from Planning Commission

November 28, 2017

Special Use Request

Meeting was called to order at 7:05pm.

Members present: Mark Forbes, Fred Morley, Ken Rutgers, Chuck Wamhoff, Mike Timmer, and Steve Wamhoff.

Minutes from our meeting on September 26, 2017 were presented. A motion was made to approve them as presented. Motion was supported and carried.

Meeting Agenda: consider a Special Use Permit for Ben and Stacey Brenner to construct a single family dwelling on Permanent Parcel 03-10-015-009-00. The parcel is located on the East side 18th Street, North of 130th Avenue. Parcel size 19.83 acres.

Mark opened the meeting for public comment.

Concern was expressed that granting this permit would set a precedent for other properties in the township that were non-conforming to the 20 acre minimum.

Public comment period was closed

Finding of facts:

Zoning ordinance provisions to considered.

157.066 Use regulations – complies as a single family dwelling.

157.067 Height regulations – complies as plans or for a single story house with a garage were proposed.

157.068 Area regulations – complies as site plan meets set back requirements and provides for minimal impact on tillable land.

157.069 Minimum floor Area – complies as the proposed plan is for a dwelling with approximately 1800 square feet.

157.350 Special uses on non-conforming parcels – complies with the outlined guidelines. Only concern is the parcel size in an agricultural district of less than 20 acres.

A motion was made and supported to approve this Special Use Permit.

Discussion: The parcel and intended use meets the provisions outlined in our Special Use Permit and was legally created prior to current zoning.

The motion was carried.

A motion was made and supported to adjourn at 7:35 pm. The motion was carried.

Minutes submitted by Mike Timmer

Approved at January 23 meeting