

***DRAFT* MINUTES**

IN PERSON MEETING

To Participate: Join Zoom Meeting by Videoconference or Telephone:

LOGIN OR DIAL: 1 312 626 6799 US

MEETING ID: 747 569 7662

PASSCODE: 007386

CALL TO ORDER

Meeting called to order by Chairman Rembor at 7:02 p.m.

ROLL CALL

PRESENT

J. Michael Rembor

Jay TenBrink

June Amman

James Lusty

Pat Major

Greg Thurk **via zoom**

ABSENT

John Birkner

STAFF PRESENT

Recording Secretary - Township Clerk Katie Vick

Township Planner Adam Young

APPROVAL OF AGENDA

Motion to approve the agenda as amended to add "Baptist Church Follow-up" under Unfinished Business and add "Planning Commission Annual Report" as the first item under New Business.

Motion made by TenBrink, Seconded by Lusty.

Voting Yea: Rembor, TenBrink, Amman, Lusty, Major

Motion Carried 5-0

APPROVAL OF MINUTES

1. Approve the November 15, 2023 Planning Commission Meeting Minutes.

Motion to approve the November 15, 2023 Planning Commission Meeting Minutes as presented.

Motion made by Amman, Seconded by TenBrink.

Voting Yea: Rembor, TenBrink, Amman, Lusty, Major

Motion Carried 5-0

REPORTS

2. Township Report

Last meeting the Board approved road work and appointment a new ZBA Alternate Member.

3. ZBA Report

Met December 20th to discuss Non-Conformity Section 300 which was moved to this agenda. Next meeting will be reviewing roof height for church plans.

PUBLIC COMMENTS

None

UNFINISHED BUSINESS

Baptist Church Update - Site Plan Review Committee received Fire Chief's comments on the road along with new plans from the applicant. The second contingency will be addressed at the next meeting.

Inquiry regarding Carson Site Prep's north driveway that was supposed to be eliminated. They are pursuing a permit with the Road Commission to pave it and make it a legal/permanent driveway.

NEW BUSINESS

4a. Planning Commission Yearly Report Presented

4. Election of Officers for 2024: Appoint Chairman and Vicechair

Motion to Appoint J. Michael Rembor as Chairman to the Planning Commission.

Motion made by Amman, Seconded by TenBrink.

Voting Yea: Rembor, TenBrink, Amman, Lusty, Major

Motion Carried 5-0

Motion to Appoint Jay TenBrink as Vice-Chair of the Planning Commission

Motion made by Major, Seconded by Rembor.

Voting Yea: Rembor, TenBrink, Amman, Lusty, Major

Motion Carried 5-0

5. Master Plan Goals & Objectives and Future Land Use.

Consider reviewing Master Plan Goals/Objectives every 6 months on Planning Commission Agenda.

Discussed Wade Trim Memo dated Jan. 31, 2024. Under Residential Areas and Housing #3 at the end add "appropriately sited and" before "adequately serviced by public infrastructure and services."

Future Land Use Zoning Map was reviewed. Request made to identify Village of Goodrich zoning abutting to Atlas Township zoning.

Changes considered include changing Lakeshore back to RSA instead of RU, Thread River & Sharon Hope Dr. zoned RA mostly instead of RSA, consider East Hegel just outside the village on the north side for RU (multi-family), eliminate multi-family zoning at Green Rd. and State Rd., and consider zoning areas for Senior/Affordable Housing.

6. Discussion regarding 300.310 - Nonconforming uses, structures and lots ordinance.

Strike preferred class (section G)

Township Planner Adam Young will update language and Chairman Rembor will share it with the ZBA for feedback.

PUBLIC COMMENTS

Happy Valentine's Day! from Roger and Val Arnold

BOARD COMMENTS

None

ADJOURNMENT

Motion to Adjourn.

Motion made by TenBrink, Seconded by Lusty.

Voting Yea: Rembor, TenBrink, Amman, Lusty, Major

Motion Carried 5-0

Meeting Adjourned at 9:06pm.