

HEATH TOWNSHIP PLANNING COMMISSION
December 2022

The Heath Township Planning Commission met on Thursday, December 8, 2022 at 7:00 p.m. at the Township Hall.

Members Present: Don Wickstra
 Michael Phillips
 Hilda Boerman
 Randy Poll

Also present was Greg Ransford, Planner

Absent: Michael Stork

The meeting was called to order by Wickstra. A motion from Phillips supported by Poll to approve the minutes from the October 19, 2022 meeting. Vote taken and unanimously approved.

ITEM 1

Motion from Phillips with support from Poll to accept the 2021 Annual report as presented. Vote taken and unanimously approved. Some discussion on updating zoning map parcels from Item 2 on 2021 Annual report from unzoned color to R-1 color with the Allegan County GIS Services.

ITEM 2

Ordinance updates presented as follows:

Chapter 16, Section 16.27, subsection (g), is revised to read as follows:
Section 16.27 FAMILY BUSINESS (g) There shall be a minimum distance of 25 feet between any adjoining property line and any building, storage area or parking area used in connection with the business, unless a lesser distance is allowed by the Planning Commission upon the applicant's demonstration that such lesser distance will not be injurious to surrounding property owners and/or occupants.

All other parts of Chapter 16, Section 16.27 remain unchanged.

Chapter 27, Section 27.03, subsection (b), is revised to read as follows:
Section 27.03 LOCATION AND ACCESS (b) The first three hundred (300) feet of road or drive used to access the site from the public right of way shall be paved with a hard surface paving material maintained in a dust controlled condition. The Planning Commission may allow a similar dustless hard surface if it is demonstrated by the applicant that the following exist:

- (1) The road or drive intersects with a gravel public road.
- (2) Traffic is typically infrequent within the gravel public road.
- (3) The similar dustless hard surface will not be injurious to surrounding property owners and/or occupants.

All other parts of Chapter 27, Section 27.03 remain unchanged.

Motion by Poll with support from Phillips to accept both Ordinance updates as presented. Vote taken and unanimously approved.

Wickstra opened the public hearing for Lampen Electric Special Use Permit. There was none. Wickstra closed the public hearing.

Motion by Phillips with support from Poll to apply new ordinance Section 16.27, subsection (g) to Lampen property noting agricultural use and pine trees on adjacent land will allow approval of 20' setback to not be injurious to surrounding property owners; subject to approval of Ordinance changes by Township Board allowing Lampen Electric, Family Business, the Special Use Permit applied for at a prior meeting. No objections from the public. Vote taken and unanimously approved.

ITEM 3

Boerman stated that Allegan Conservation District is looking for a possible future building site in Heath Township. Concerns raised that the current Zoning or Planned Zoning may not be compatible with their plans. Discussion among the board that PCI will need to have this information first if the Planning Commission is needed.

ITEM 4

Planner and Attorney Katherine will help with getting new pages with Ordinance changes updated for Zoning Book for Board members.

Motion by Phillips with support from Boerman and unanimously approved to adjourn the meeting at 7:38 pm.

Minutes submitted by Clerk Missy Harvey