

HEATH TOWNSHIP PLANNING COMMISSION
May 2022

The Heath Township Planning Commission met on Thursday, May 12, 2022 at 7:00 p.m. at the Township Hall.

Members Present: Don Wickstra
 Michael Stork
 Hilda Boerman
 Michael Phillips
 Randy Poll was absent.

Also present was Catherine Kaufman, Attorney

The meeting was called to order by Wickstra. A motion from Stork supported by Phillips to approve the minutes from the April 14, 2022 meeting. Vote taken and unanimously approved.

Boerman presented the Annual Report to be approved at the next meeting.

ITEM 1

Attorney Maul presented the request from Michael Lampen to operate an electrician service business as a Family Business known as Lampen Electrical at 3758 127th Ave (03-09-025-010-02) subject to Section 16.27 of the Heath Township Zoning Ordinance (SUP). Maul stated that this is a single member LLC and there would be no customers on site. The building to be used for the business would be for storage only and there would be no outdoor storage. Wickstra opened up the meeting to the public. Neighbors stated that they can see the building quite well. Questioned if this makes them industrial. Board stated no. Neighbors were not opposed to the use proposed. Wickstra closed the public hearing. Stork asked if there would be welding in the building. Stork asked if there would be any emissions from the building out of smokestacks. Stork asked if the current parking would remain the same. Applicant advised of only one employee allowed and will need approval to expand business. Motion by Stork with support from Phillips to approve the SUP for the Family Business based on Section 16.27 to include 17.03 , pending decision from Planner and PCI on side yard setback. If not able to approve using our ordinance, applicant will need an approval from ZBA. Vote taken, all in favor. Motion passed.

ITEM 2

PUD for the Riverwalk Meadows Phase II. In 2006 the original PUD was given for Phase 1 for 39 units. This phase is almost done. They now want to start Phase II. The Township Board extended the PUD in April 2022. Planning Commission now has to agree if changes made to original plan are minimal or not. Changes made since original Phase II was introduced in 2006: 2 less 3plex, more duplex, same number of units to build, slightly different floor plan, every exterior unit has 3 stall garages, have moved one duplex to exterior on road, added more parking compared to Phase 1, and no sidewalk. Wickstra questioned if they still had the same amount of square footage as original plan on whole build....it is now slightly larger. Wickstra questioned if the current drain field will stay maintained with grass and mowed and if that can be used for personal use. Was told it would. Wickstra questioned Active areas. Discussion on gates on road that leads to 134h from Phase II and will it be a permanent road after Phase II is

done. Active space per ordinance is 25% and the current active space is 30% in the plan. It was stated that residents from Phase 1 can use the areas in Phase II and vice versa. Wickstra questioned a sign on 134th Ave. for Phase II. Concern about dust control on the construction road from 134th to Phase II. Motion by Stork to approve PUD and consider minimal change with agreement that in one year to return to show development plan of open space to include possible playground, dog park, etc., to put crushed asphalt to first 200' on construction road from 134th to Phase II and continue to apply dust control, put 2 gates on construction road with one on each end as well as signage, present revised Site plan that shows lighting, adjacent zoning and driveways within 200 feet for final sign-off and approval, with the understanding that the PUD review at 18 months will be extended to 36 months, due to the vast extent of the project and the delay in construction materials. Support from Boerman. Vote taken, all in favor. Motion passed.

ITEM 3

Board discussed the 18 months PUD review for termination or extension and will ask planner Greg to specify what dates trigger the 18 months review, and may provide an update and clarification of 20.23 of Heath Township Ordinance.

ITEM 4

Discussion with Catherine on Maintenance agreement as part of site plan process for drainage. There is a need to be sure approved drains are maintained at owner's expense. Possible need for a vehicle to enforce this aspect of the site plan approval. She will talk to planner Greg on this.

ITEM 5

Motion from Phillips with support from Stork to adjourn at 8:33 pm. Unanimously approved.

Minutes submitted by Clerk Missy Harvey