

HEATH TOWNSHIP PLANNING COMMISSION
February 2023

The Heath Township Planning Commission met on Thursday, February 9, 2023 at 7:00 p.m. at the Township Hall.

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

Also present was Greg Ransford, Planner

The meeting was called to order by Wickstra. A motion from Phillips supported by Poll to approve the minutes from the December 9, 2022 meeting. Vote taken and unanimously approved.

ITEM 1

Elect Officers. Motion from Phillips with support from Poll to keep officers as is for year 2023. Vote taken and unanimously approved. Motion passed.

ITEM 2

Wicstra opened up the public hearing on the request from Kevin Naber, owner of 3090 Melvin Drive, also known as parcel 03-09-017-003-11, to rezone property from R-1 rural estates district to the R-3 multiple family residential district subject to section 16.27 of the Heath Township Zoning Ordinance. Naber explained that he was asking for this rezoning to be able to split his property and put up a duplex for additional income. Naber pointed out on the maps where he was planning on splitting the property and explained that the intended duplex would be on the south side of his property. After the split, each section would be close to 2 acres. Wickstra did explain to the audience what the difference was between R-1 Rural Estates and R-3 Multi Family according to Heath Township Ordinance There was some concerns from neighbors if Naber was allowed the R-3 zoning would he be able to split his property 4 times. Concern from neighbors about losing value of their homes if a duplex went up near their home. Neighbors brought up the problem of Melvin Drive being a private Drive and not a public road, therefore how was Naber able to get "road" frontage. Neighbors brought up concern that Naber did not contribute to upkeep on road and didn't seem right he was adding to traffic on a road he didn't maintain. Wickstra then closed the floor. Boerman discussed the issue of "spot zoning" if this parcel gets rezoned to R-3. Boerman also brought up safety concerns for school bus and fire trucks due to the Drive being a dirt road. Stork discussed the size of the property compared to rezoning to R-3 and splitting and how many buildings would still be allowed due to the size. Stork also discussed Melvin Drive as an issue. Wickstra discussed Melvin Drive and the possibility of making that a road and county road standards. Poll discussed the total amount of additional cars and traffic on the road. Greg reminded the Board that the request tonight was for rezoning and not road standards and once a decision is made the rest is decided by PCI. The Board needs to ask if the rezoning is consistent with that area, compatible with surrounding zones, and the area capable to handle the change. After answering questions regarding spot

zoning on questionnaire supplied by PCI, the Board decided this would be an example of spot zoning. Stork made a motion with support from Poll to deny the zoning request for Naber at parcel 03-09-017-003-11 from R-1 rural estates to R-3 multiple family residential based on section 33.04 (a)(b)(c)(d) of the Heath Township Zoning Ordinance. Vote taken, motion passed unanimously.

ITEM 3

Boerman will revise 2022 annual report and present at next meeting in March.

Planner will work on amendments in Heath Township Zoning Ordinance Book with Boerman and Clerk Harvey to make updates.

Next meeting date is March 9, 2023

Motion by Poll with support from Stork and unanimously approved to adjourn the meeting at 8:13 pm.

Minutes submitted by Clerk Missy Harvey