

**HEATH TOWNSHIP PLANNING COMMISSION**  
**May 2023**

The Heath Township Planning Commission met on Thursday, May 11, 2023 at 7:00 p.m. at the Township Hall.

Members Present:     Don Wickstra  
                               Randy Poll  
                               Michael Phillips  
                               Hilda Boerman

Also present was Greg Ransford, Planner

Absent: Michael Stork

The meeting was called to order by Wickstra. A motion from Phillips supported by Boerman to approve the minutes from the April 9, 2023 meeting. Vote taken and unanimously approved.

**ITEM 1**

Wickstra opened up the public hearing on the SUP request from Adrian Kooistra to construct an accessory structure within front yard at 3758 135<sup>th</sup> Ave., also known as parcel 03-09-001-020-10. Adrian explained where his barn would go and how tall it would be. No neighbors were present. Wickstra closed the floor. Wickstra went through the questions from Section 17.03 (a),(b),(c),(d),(e),(f) to meet the Special Use Standards for the Ordinance. All conditions were met. Motion from Boerman with support from Phillips to approve the SUP for Kooistra. Vote taken, all in favor, motion carried.

**ITEM 2**

Wickstra opened up the public hearing on the SUP request from William Landgrebe to operate a family business at property address 3670 Hunters Creek Drive, also known as parcel 09-001-019-70. William explained the building was for equipment storage. He also stated he was the only employee. William was reminded that there would be no expansion of the business without additional approvals from the PC and that any outdoor storage would need to be behind the building and screened from the road and neighbors. Wickstra closed the floor. Wickstra read through Heath Township zoning ordinance Section 16.27 Family Business (a), (b), (c), (d), (e), (f), (g), (h) to remind what regulations were required. Motion from Phillips with support from Poll to approve the SUP for the Family Business request for William Landgrebe. Vote taken, all in favor, motion carried.

Wickstra opened up the public hearing on the tabled SUP request from the April 9, 2023 meeting from William Landgrebe to construct a 30' x 57' pole barn in front of home at property address 3670 Hunters Creek Drive, also known as parcel 09-001-019-70. William showed a new site plan with barn moved over 30 feet from previous plan. William also questioned storing skid steer attachments behind the barn. Neighbor still had concern that barn was too close to their property and asked for barn to be moved over an additional 40 foot from current site plan to be a total of 70 foot from original site plan. Wickstra closed the floor. The board discussed

moving the barn a total of 70 foot and talked that over with William. After looking over the site plan and much discussion, the board and William were able to move the barn a total of 70 foot from original site plan and also put the lean to on the other end which would eliminate more trees to be removed. Wickstra then went through all the Discretionary Standards in section 17.03 (a-f) and found all were met. Motion from Boerman with support from Phillips to allow the SUP for Landgrebe to construct the 30'x50' pole barn in front of home after moving the barn over a total of 70 foot and moving the lean to onto the other end of the barn from original plan presented on April 9 with an addition of putting a screen up for the neighbors. Vote taken, all in favor, motion carried.

### **ITEM 3**

Sara VanDyke will be asked to present an update on open space development from Phase II PUD Riverwalk Meadows at the next meeting.

Next meeting date is June 8, 2023.

Motion by Poll with support from Boerman and unanimously approved to adjourn the meeting at 7:55 pm.

Minutes submitted by Clerk Missy Harvey