

HEATH TOWNSHIP PLANNING COMMISSION
December 2020

The Heath Township Planning Commission met on Thursday, December 10, 2020 at 7:00 p.m. via conference call.

Members Present: Don Wickstra
 Michael Stork
 Hilda Boerman
 Randy Poll

Members Absent: Michael Phillips

Also present was Greg Ransford, Planner

The meeting was called to order by Wickstra. The minutes from the October 8, 2020 meeting were approved on the motion of Poll supported by Stork. Roll call vote: Wickstra – yes, Stork - yes, Boerman – yes, Poll – yes.

ITEM 1

Zoning of parcels along M-40 that do not have zoning districts assigned to them. These parcels are on the east side of M-40 stretching from south of 132nd Ave. northward to around 3300 block of M-40/Lincoln Road. The majority of these parcels are owned by the Michigan State Highway Commission and are intended to protect the M-40 right of way corridor for future expansion. Two parcels at the south end of this stretch, however, are privately owned and have residential dwellings on them. Parcels 0309-017-006-00, 017-007-00, also known as 3117 and 3127 M-40.

Discussion was held on the following:

- Zoning these parcels as Ag as stated in Section 4.03 of the Heath Township Zoning Ordinance
- Zoning these parcels as R-1 to be consistent with the zoning of the surrounding parcels that are zoned R-1
- Wickstra will contact the Assessor to make sure if the zoning changes on the tax bill for the homeowners of these parcels that it won't affect their property tax bill
- Wickstra will look into railroad right of way along M-40 for clarification on location
- Contacting the homeowners to clarify everything with them
- Notifying the neighbors about the zoning update

ITEM 2

Sign ordinance to be brought up to date

Discussion was held on the following:

- Regulating what verbiage is on the sign
- Changing ordinance to read content neutral
- Currently not able to enforce
- Possible write a whole new ordinance
- Waiting on Katherine to complete work on new ordinance

ITEM 3

- Discussed upcoming application for rezoning property owned by Farm Bureau off of 135th Ave. to explore possible conflict of interest issues. Wickstra noted his son and the developer are partners. His son has no financial gain. Wickstra didn't want conflict of interest. Also noted that Michael S. is a neighbor to the property. Checking bylaws to make sure.

ITEM 4

The next meeting will be Thursday, February 11, 2021 at 7:00 p.m. The meeting was adjourned at 7:52 p.m. on the motion of Stork supported by Poll. Roll call vote: Wickstra – yes, Stork – yes, Poll – yes, Boerman – yes.

Minutes submitted by secretary Missy Harvey