

**HEATH TOWNSHIP PLANNING COMMISSION
NOVEMBER 2019**

The Heath Township Planning Commission met on Thursday, November 21 at 7:00 p.m. in the Heath Township Hall.

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

Planner, Greg Ransford was also present.

The minutes from the July 18, 2019 meeting were approved on the motion of Stork supported by Poll and unanimously approved.

ITEM 1

Application from Cello Partnership (Verizon Wireless) for a special use permit to install an unmanned communication facility including a 195' monopole tower, equipment cabinets, back-up power generator, and a 1,000-gallon propane tank. The parcel is located at 4381 138th Ave., is 90.87 acres in size and is currently owned by Gary Slotman Trust. Public portion was opened and closed with no comments. Michael questioned if the planted evergreens will be maintained and upkept. Their technician will take care of this. Motion by Poll supported by Boerman to approve since it works well in an ag zone and meets the qualifications of zoning.

ITEM 2

Lee Berens introduced his idea on conditionally rezoning parcel 09-021-013-10. It's currently a 16-acre parcel at 4360 128th Ave. Mr. Berens is purchasing the northern 9.68 acres along M-40 Hwy. It's currently vacant. He is wanting to rezone the 9.67 acres to commercial (conditionally) meaning for one specific use. He restores antique furniture so he wants to build a building to restore it and then a storefront to sell it. He wants to conditionally rezone all of it. It's currently R-1. There is a home on the property which would need to be torn down.

Planner, Greg Ransford, explained conditional rezoning. The conditions are offered by the applicant with a site plan. Whatever conditions the applicant offers, the board cannot change but can offer suggestions. The board cannot mandate what the ordinance says. The board can either rezone the property or accept conditional zoning and will still want to follow the master plan. The property can only be used for the conditional use and if he sells it, the business would have to be the same conditional use.

ITEM 3

Greg explained wind energy conversion systems. The Planning Commission may want to look at what is in our ordinance to see if they want to address it further.

Hilda questioned if the board would want to look at language from Greg in regards to a second home for the sick and indigent. She also questioned our language on sign ordinance. Greg will contact Catherine again.

Don contacted an engineer in regards to the standing water on M-40 next to the party store. The engineer came out and bored and said he hit grass and it was the original grass. He also said it is on the plan and is according to specifications.

ITEM 4

The meeting was adjourned at 8:12 on the motion of Boerman supported by Stork and unanimously approved. The next meeting will be Thursday, December 19 at 7:00 p.m.

Minutes submitted by secretary Sheila Meiste.