

**Nelson Township
Planning Commission Minutes
Wednesday, January 18, 2006**

Chairman Grifhorst called the regular planning commission meeting to order at 7:00 PM. at the Nelson Township Municipal building, 2 Maple Street, Sand Lake. Commissioners present were Hoffman, Wier, McKown, Stolk, and Dignum. Commissioner Schalk arrived at close of Public Hearing. Also present were Jerry Gross, Zoning administrator and Ross Leisman, Township attorney and nine citizens.

The minutes of November 16, 2005 were approved.

Public discussion for issues not on the agenda.

Sam Lewandoski, 42, Benjamin NE, Grand Rapids, inquired about the current zoning designation of 16540 Ritchie property. This was added as Item B in New Business.

Public Hearing

Ordinance 2006-001, draft No. 5

Zoning Ordinance amendments: Home Excavation, bulldozing, and trenching business in the AG/RE District.

A letter submitted by Ellen and Carl Lewis of 6820- 18 Mile Rd. was read aloud.

Public comments, limited to two minutes, were offered by the following residents:

Sue Wolfe, 15290 Tisdal Ave,

submitted her comment in writing after reading it aloud.

Janice Booy, 8704 - 19 Mile Rd,

Submitted signatures of support for a statement of her own draft (see submitted statement) following her comments.

Beverly Pouget, 14300 Tisdal

Shana Hudson, 8535- 19 Mile Rd.

Patrica Gibson, 8445- 19 Mile Rd

Rick Gibson, 8445- 19 Mile Rd.

Keith Odren, 14545 Myers Lake Rd.

Unfinished Business:

- a. Zoning Ordinance amendment 2006-001: Home based excavation, bulldozing, and trenching business in the AG/RE District. Discussion of Draft 5.
 - In 19.5 W2e, Motion made by Wier to strike 2nd sentence, re parking. Motion passed.
 - In 19.5 W2 h. and i., Motion made by Hoffman to change the word "will" to "shall." Motion passed.
 - In 19.5 W3, Motion made by Wier to add the phrase "including a site inspection." Motion passed.

Motion was made by Wier, support by Hoffman: To recommend to the Township Board the ordinance (5th draft) to amend the Zoning Ordinance regarding home-based excavation, bulldozing and trenching as an allowable special use in the AG/RE District, subject to changes made at tonight's meeting. Motion passed by roll call vote 6:1.

New Business:

- a. Elections: Chairman - Kevin Grifhorst; Vice-chair - Bob McKown, and Secretary - Laura Hoffman.

- b. Sam Lewandoski, 42, Benjamin NE, Grand Rapids, inquired about the current zoning designation of 16540 Ritchie property. Sam Lewandoski, 42, Benjamin NE, Grand Rapids, inquired about the current zoning designation of 16540 Ritchie property. Bank and realtor indicated that part of the parcel(s) may be zoned rural residential. Lewandowski would like to revert the current splits all the rural residential for development, if it is indeed commercially zoned re proximity to Northland Drive corridor. Commissioners agreed that there is need for more investigative process with the assessor and township clerk to clarify the status of this parcel(s) that is currently up for sale. Lewandoski was directed to meet with the assessor and clerk about the potential application to the planning commission.

Meeting was adjourned at 8:50 PM.