

Township of Nelson

County of Kent

Held at the Township and Village Hall

2 Maple Street, Sand Lake

Planning Commission Meeting

Wednesday, January 17, 2007

7:00 pm

Chairman Grifhorst called the planning commission meeting to order at 7:00 pm. Present: McKown, Stolk, Wier, Hoffman. Absent: Dignum. Also present Zoning Administrator, Jerry Gross and Ross Leisman, township attorney and three citizens. Commissioner Wier made the motion to approve the minutes from December 13, 2006 as presented. Support by McKown. Yes: 5 No: 0 Absent: 1. Motion carried

Unfinished Business

Proposed Master Plan

Hoffman made the motion to set the public hearing for May 16, 2007, on the proposed Master Plan. Support by Stolk. Yes: 5 No: 0. Absent: 1. Motion carried

New Business

Election of Officers

Wier made the motion to elect Kevin Grifhorst as chairman for a one-year term. McKown supported. Yes: 5, No: 0, Absent: 1.

Hoffman made the motion to elect Robert McKown as vice chairman for a one-year term. Stolk supported. Yes: 5, No: 0, Absent: 1. Motion carried

Wier made the motion to elect Laura Hoffman as secretary for a one-year term. McKown supported. Yes: 5, No: 0, Absent: 1. Motion carried

Proposed Draft #1 Zoning Ordinance Amendment – Accessory Building

The commissioner's discussed the accessory building draft # 1 ordinance; the following changes were suggested due to the increase in board of appeals variances regarding accessory building square footage.

3.2 Accessory Buildings

Change paragraph G. to read: The maximum height of an accessory building shall be 35 feet.

Proposed Zoning Ordinance Amendment Draft #1 – Accessory Building

Change paragraph H. (2) On parcels of land two (2) acres and not more than ten acres an accessory building shall not exceed 2,500 square feet in floor area; Parcels of land greater than five acres and not more than ten acres an accessory building shall not exceed 3000 square feet in floor area; Parcels of land greater than ten acres an accessory building shall not exceed 3,500 square feet in floor area.

Zoning Ordinance Amendment – Accessory Building Draft #2 will include changes.

Proposed Outdoor Boilers

By direction of the planning commission the attorney will draft a revised proposed outdoor boilers ordinance.

Proposed Lake Zoning Districts

Chairman Grifhorst formed a sub-committee for fact finding and standards for a new zoning district for Pine Lake along with standards for conservation overlay lake districts.

Comments from the board or public:

A citizen submitted a letter dated January 10, 2007, as part of the public record.

Without objection the Planning Commission meeting was adjourned at 8:40 pm.

Laura Hoffman
Secretary

Next meeting February 21, 2007