

**Minutes of Nelson Township
Special Planning Commission Meeting
August 17 , 2005**

1. The meeting was called to order by Kevin Grifhorst.
Present: Grifhorst, Hoffman, Schalk, McKown, Weir, Dignum
Absent: Stolk
2. The minutes of April 20 and July 20, 2005 were approved with corrections.
3. Agenda approved.
4. There was no public discussion of issues not on the agenda.
5. UNFINISHED BUSINESS
 - a) Steve Smith - McClure Meadows; not present, still gathering information.
 - b) Howland Enterprise - Outdoor Automobile Enterprise;
The new site plan was presented and reviewed by Jerry Gross. The applicant anticipates 4 weeks for Road Commission approvals. Motion made by Hoffman to adopt a resolution approving a Special Land Use for the 28A parcel as shown on the site plan with conditions noted in the attachment (see attachment). 2nd by Schalk, motion passed.
6. NEW BUSINESS
 - a) Discussion of Home based businesses within the AG/RE district;
A proposed Amendment to the Zoning Ordinance so as to allow home based excavation businesses as a special land use in the AG/RE district was discussed. The amending ordinance will be written by Mr. Leisman, with conditions and parameters requested (see attachment).
 - b) PC member's opinion of the Master Plan Analysis submitted by Toland Consulting;
The members were of similar opinion that the analysis and proposal presented for the updating of the Master Plan was not acceptable with regard to the township budget and timeframe. It was agreed that another planner(s) be sought.
7. No comment from the audience.

Adjournment at 9:00 p.m.

Respectfully submitted, Pat Dignum

****Next meeting September 21, 2005.**