

Township of Nelson

County of Kent

Held at the Township and Village Hall

2 Maple Street, Sand Lake

Planning Commission Meeting

Wednesday, August 15, 2007

7:00 p.m.

Planning Commission Meeting

Commissioner Grifhorst called the meeting to order at 7:02 p.m. Present: Grifhorst, Stolk, Litwinchuk, Dignum, McKown, Wier, Reed. Also present: Zoning Administrator, Jerry Gross. Commissioner Stolk made a motion to accept the June 20, 2007 minutes, Support by Wier. Yes-7 No-0

Unfinished Business

Pine Lake Residential District - Motion was made by Wier to take Lake District off table, Support by McKown. Yes-7 No-0. A rough draft was gone over.

-Move Grandfather clause to beginning after Intent and strike "that comply with the Single Family Residential-Medium Density District".

-Under Special Uses consider including E. Bed and Breakfast under D. Home occupations.

-Under Accessory Buildings:

A. strike "as a boat house" and add "at the lakeside of residence" at the end.

B-2. Recommend use of a formula instead (5% of land inside setbacks).

Also, add language for back lots.

-Under Height and Area Regulations:

A. strike "principle".

B. change to ¼ acre or 10,000 feet.

C. change to 100 feet.

D. and E. Put under heading Lots with Lake Frontage and use language Lakeside and Roadside.

F. Put under heading Lots without Lake Frontage and change to 25 feet.

Also, use language front yard and back yard.

G. change to 10 feet.

H. make last sentence into I. and begin with "The footprint of the principal building..."

Add discussion on keyhole development.

Motion by Wier to table the rest until next meeting, Support by McKown. Yes-7 No-0

Motion by Dignum to table New Business, Support by Stolk. Yes-7 No-0

Motion by Wier to adjourn and move New Business to next meeting, Support by Stolk. Yes-7 No-0.

Comments from the Board

The board's intent is for the Planning Commission to develop a district so the Pine Lake residents do not have to come before the zoning board for variances for building projects.

Without objection the Planning Commission Meeting was adjourned at 9:17 p.m.

Secretary
Lisa Heydenburg

Next meeting Wednesday, September 19, 2007