

**HEATH TOWNSHIP PLANNING COMMISSION
APRIL 2019**

The Heath Township Planning Commission met on Thursday, April 18 at 7:00 p.m. in the Heath Township Hall.

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

Also present was Gregory Ransford, Planner.

The minutes from the March 28, 2019 meeting were approved on the motion of Stork supported by Poll and unanimously approved.

ITEM 1

Application from Brower Brinks Properties to request a change in zoning from AG to R-3 at 3385 46th Street. The parcel is 4.96 acres in size. Don explained to residents present the difference between R-2 and R-3 zoning classification and the reasoning behind it. Resident questioned when the Land Use map was last updated, which was 2016. Terry Brinks explained the metes and bounds in this property are limited to 3 units. Residents questioned if this could be changed to R-2. Public hearing portion was closed. Reviewed the rezoning criteria. Motion by Stork supported by Phillips and voted to rezone to R-3 based on the four criteria in Section 33.04. Vote was 3 ayes and 2 nays, motion passed.

ITEM 2

Application from Jason Whitney for a special use permit to build an accessory building between the street right-of-way and the principal use building. The parcel is located at 3274 Bluff Creek Dr and is 2.02 acres in size. Board reviewed the standards of Section 16.09. Motion by Poll supported by Stork and unanimously supported to approve as it meets the criteria of a pole barn in front of the house.

ITEM 3

To hear a request from Preferred Developments for a Site Plan Review for property located at 3070 Lincoln Road. Currently these parcels are zoned C-1 and are 2.80 and 2.83 acres respectively. The site plan is to alter the existing 10,800 building to allow for general office space and construction of an additional 12,000 square foot building to be used for commercial storage of large items such as boats, RV's etc. within the building. Discussion on site plan requirements. Motion by Stork supported by Poll and unanimously supported to approve with the following conditions:

1. Building Façade: Two tone decorative steel to be added to the proposed new building.
2. Off Street Parking: Six parking spaces instead of four.
3. Lighting: Wall lighting to be added per zoning specifications.
4. Driveway Entrance: Curbing done before occupying is permitted.
5. No outdoor storage

ITEM 4

The meeting was adjourned at 9:15 on the motion of Boerman supported by Stork and unanimously approved. The next meeting will be Thursday, May 16 at 7:00.