

**HEATH TOWNSHIP PLANNING COMMISSION
JUNE 2018**

The Heath Township Planning Commission met on Thursday, June 21 at 7:00 p.m. in the Heath Township Hall.

Members Present: Michael Stork
Hilda Boerman
Randy Poll
Mike Phillips

Members Absent: Don Wickstra

Also present was Gregory Ransford, Planner.

The minutes from the April 19, 2018 meeting were approved on the motion of Boerman and supported by Poll and unanimously approved.

ITEM 1

To hear a request from Andrew VanderKooi for a special use permit to construct an accessory building closer to the road right of way than the principal residence. The property is located at 4175 132nd Street.

Stork asked Mr. VanderKooi to state his proposed project. Mr. VanderKooi is requesting to build his accessory building in front of his home to prevent an additional driveway and the convenience. He is potentially thinking it will be a 20 x 32 building with a 10 foot sidewall and an 8 foot door. The building will be sided to match his home. The building will not be visible from the road or neighboring properties. There are trees between the potential building and the road that will remain. Poll asked if it would be on the west side of his driveway and Mr. VanderKooi informed them that it would be.

Stork informed him that for a special use permit there are four items it needs to fit within according to the township zoning book. The first would be the proximity of the building to the adjoining properties/occupied dwellings. Boerman informed them that they did not receive any mail or comments from neighbors regarding this issue. Item two would be potential traffic hazards of the driveway and the street intersection. There will not be a new driveway, Mr. VanderKooi is using his existing driveway. Item three is screening of the potential building from adjacent properties. Stork agreed there are a lot of trees there when he observed the property. Last, item four, the building needs to meet required setbacks. Stork informed it is zoned a R-1 which requires a front yard setback of not less than 40 feet and the building is set to be at about 60 feet. The side yard cannot be less than 50 feet and the rear yard not less than 40 feet and he is clear of both of those. Stork informed that it meets all of the criteria for the potential building.

Poll made a motion to accept the special use permit since it meets all four of the criteria items and specifications and Phillips supported this motion and unanimously approved.

ITEM 2

Jeremy Hassevoort is potentially purchasing property at 3070 M-40, Hamilton from Jerry Perry, Jr. He has been talking to PCI and going through the process with them. The property was

inspected on June 19 by Carl Tidd. They had also been working with Cal Becksvort. Mr. Hassevoort is looking at also purchasing the second piece of property available there but that piece is zoned R-1 and they would like to buy it all as commercial. They are looking for future purposes. They are looking at doing potential storage or business condo rental units. Boerman questioned if there would be sign by the road, Mr. Hassevoort replied he was not sure if they would have a sign.

Mr. Hassevoort stated he had the form to apply for the zoning change request. They attended the meeting tonight to find out if it is worth their time to pursue this request.

Ransford suggested they make their purchase agreement pending township approval. Mr. Hassevoort informed the board that he had done that.

Stork questioned if PCI had made the recommendation to change the zoning to C-1 and if it would fit the needs of what Mr. Hassevoort would like to do with the property. Mr. Hassevoort informed him that PCI was confident with this and would like to see it happen.

Phillips addressed that they also need to look at the Master Plan map which has been drawn out to keep the rest of that property R-1. PCI had informed Mr. Hassevoort that yes the Master Plan states that but it has also been 10 years and things can change. Stork stated that they need to consider the Master Plan to keep up with the future but it is also worth Mr. Hassevoort to pursue.

Stork made the suggestion that they submit an application. Mr. Hassevoort questioned how long the process takes. Boerman explained the notification process. After discussion they agreed to put this item on the August 16 agenda.

ITEM 3

Poll questioned the burned out house at the corner of Hubbard and 134th. Boerman informed him that it had been discussed at the township meeting and PCI had been notified.

ITEM 4

The meeting was adjourned at 7:26 p.m. on the motion of Boerman supported by Phillips and unanimously approved. The next meeting will be Thursday, August 16 at 7:00 p.m.

Minutes submitted by Misti Lindholm.