

**HEATH TOWNSHIP PLANNING COMMISSION
MAY 2019**

The Heath Township Planning Commission met on Thursday, May 16 at 7:00 p.m. in the Heath Township Hall.

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

Also present was zoning administrator Lori Costello, PCI.

The minutes from the April 18, 2019 meeting were approved on the motion of Poll supported by Phillips and unanimously approved.

ITEM 1

Application from Don Krueger 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 3020 Forestview Dr. and is 2.12 acres in size. No site plan is attached with the sketch. The building will be used for storage and a small workshop. Siding will be whatever the association allows.

Mr. Winkler, from the condo association board, is concerned about the size of a barn in the front yard. If Mr. Krueger gets approved, he still needs to be approved by the association. Therefore, he would like to see the board table this until Mr. Kreuger comes to the association. Mr. Winkler stated the township ordinance 17.02(a) requires a site plan. The association is not necessarily against Mr. Kreuger but they need to know where the barn will be placed.

Public hearing is closed.

Discussion followed and the board feels there should be a site plan to see where the building will be placed due to the fact this is a large building for a subdivision. Lori brought the board up-to-date on what they advised Mr. Kreuger and what is required in the ordinance. Lori would like the Planning Commission to go through the standards, and if something does not fit, they will apply it. Then the applicant can determine if they can meet the standards.

The board reviewed the standards of Section 17.03. All the standards are met except 17.03(a) and 16.09 (1) is in question. Randy stated he is opposed due to the size of building and no visual site plan or drawing as to where the barn will be placed. A motion was made by Phillips and supported by Poll to table this until the applicant provides a site plan with house and pole barn measurements and where it will be placed. Lori proposed a ten-minute break to see if they can come up with a plan; this was accepted. Motion unanimously denied.

After the break, a new site plan was submitted to the board. They reviewed the two standards in question. Motion by Poll supported by Philips to approved per the following conditions:

- 90' front yard setback from road right of way
- 50' north side yard setback and orientation will be narrow face to the road
- Vinyl siding and shingled roof
- Meets the standards of 17.03 and 16.09

Motion unanimously approved.

ITEM 2

The meeting was adjourned at 8:30 on the motion of Boerman supported Phillips by and unanimously approved. The next meeting will be Thursday, June 20 at 7:00 p.m.

Minutes submitted by secretary Sheila Meiste.