

**HEATH TOWNSHIP PLANNING COMMISSION
FEBRUARY 2018**

The Heath Township Planning Commission met on Thursday, February 15 at 7:00 p.m. in the Heath Township Hall.

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

Also present was Gregory Ransford, Planner

The minutes from the January 18, 2018 meeting were approved on the motion of Poll supported by Phillips and unanimously approved. Motion by Phillips by supported by Stork to approve the yearly report. Don would like to see next year's summary report have the conditions applied as well.

ITEM 1

Request from Jerry Perry for a site plan review to amend the previously approved site plan and to allow for expansion of an existing building. The property location is 3070 Lincoln Road, Hamilton, MI.

Engineer Cal Becksvoort presented the new site plan. He noted the original building was to be used for storage but no occupancy has been granted. The building is improperly constructed with deficiencies in electrical and mechanical and is not up to code. Mr. Perry also added 60 feet to the building without a permit or permission or site plan approval. There are two potential buyers and the building cannot be sold until the previous items are taken care of. Mr. Becksvoort, not PCI, puts the stamp of approval on commercial building construction. Parking needs will need to be addressed by future owners depending on the use.

Michael Stork noted the front yard setback is 50' and not 75'. The old setback is grandfathered in. The adjacent property is also owned by Mr. Perry, but is zoned differently. There are currently two driveways. Only one driveway is allowed on the original parcel. Therefore, the south driveway needs to be closed, as was a condition of the original site plan approval. Motion by Stork supported by Phillips and unanimously supported to approve site plan as presented with the condition of removing the second drive in the main parcel per MDOT standards as a contingency to approval.

ITEM 2

A resident has 2.78 acres at 3075 Melvin Drive (44th) and would like to put a trailer on the property with the hope of adding a home in five years. Don reviewed the standards per the zoning which does not allow for this. The resident could apply to the ZBA. He questioned putting a double wide or modular on the property and will need to talk with PCI about this.

ITEM 3

Updated on the driveway by the Riverwalk condos. This is a construction driveway and will be paved when finished.

The drive Hamilton Blocks is using is a two track which has been improved over the summer. Bob will check into this.

ITEM 4

Planning Commission needs to hold a public hearing on the updated master plan. Greg is waiting on the township lawyer in regards to a model ordinance on signs. Hilda will be emailing her about this.

ITEM 5

The meeting was adjourned at 8:00 on the motion of Boerman supported by Phillips and unanimously approved. The next meeting will be Thursday, April 19 at 7:00 p.m.

Minutes submitted by secretary Sheila Meiste.