

HEATH TOWNSHIP PLANNING COMMISSION
August 2020

The Heath Township Planning Commission met on Thursday, August 20, 2020 at 7:00 p.m. in the Heath Township Hall.

Members Present: Michael Stork
Hilda Boerman
Randy Poll
Michael Phillips

Members Absent: Don Wickstra

Also present was Greg Ransford, Planner

The meeting was called to order by Michael Stork, Vice-Chairman. The minutes from the June 18, 2020 meeting were approved on the motion of Phillips supported by Poll and unanimously approved.

ITEM 1

Application from Brad Brown for a special use permit for a at 4139 135th Ave., to construct a 30 x 40 pole barn closer to the road right-of-way than the principal residence. It will have vinyl siding, a shingled roof and be equipped with electricity and water. An outside light will be attached to the east wall where the main overhead doors will be. The ZBA approved the distance from the lot line at their previous meeting. Mr. Brown plans on placing five-foot tall pine trees as screening along the south property line.

There was no public present to comment.

The standards were reviewed and a motion was made by Poll and supported by Boerman and unanimously approved as the four requirements of 16.09 (h) were met.

ITEM 2

The 2019 annual report was approved on the motion of Phillips supported by Poll and unanimously approved.

ITEM 3

Greg presented the proposed changes to Chapter 3 and Chapter 16 of the Heath Township Zoning Ordinance to revise the means by which the maximum area of an accessory building is determined. The township lawyer wants to make sure that the Planning Commission clearly identifies the basis for the language within the minutes and that the basis is a legitimate governmental interest. This will be put to a public hearing explaining the justification of this purpose. Don commented in an email that "this ordinance was crafted too allow the accessory building to be based on available space on the lot, not the overall acreage of the lot. Thus the same lot may yield a different size building...depending on the location of the house, lot lines, etc."

Recommendation to approve the proposed language before a public hearing as follows:

Section 3.02 General Definitions to read: **Building Footprint. Equal to the area of the building foundation as measured from the exterior faces of the foundation wall.**

Section 16.09 Accessory buildings, accessory to single family residential uses to read: **Accessory Buildings are allowed only in the Side or Rear Yard. The maximum Building Footprint shall not exceed thirty percent (30%) of the following Lot Area: Rear Yard minus the Minimum Rear Yard Building Setback for a principal building for the width of the lot and minus the Minimum Side Yard Building Setback for a principal building with the Rear Yard.**

Motion by Poll supported by Phillips and unanimously approved.

ITEM 4

Motion by Phillips supported by Poll to change the meeting date from the 3rd Thursday of the month to the 2nd Thursday of the month.

ITEM 5

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

Minutes submitted by secretary Sheila Meiste.