



AGENDA

Park Township Planning Commission Regular Meeting

This meeting has been CANCELLED

April 19, 2016

6:30 p.m.

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of Minutes: March 15, 2016**
4. **Discussion/Action Items:**
 - a. **Rezoning Request and Ordinance Amendments *Public Hearings***
 1. A request by Tim Allspach on behalf of Preferred Holdings of Holland LLC, to rezone a parcel of land to C-1 Neighborhood Business District. Said land and premises are located generally in the northwest corner of W. 32nd Street and 160th Avenue. (Parcel #70-15-34-482-019)
 2. **Ordinance Amendments.**
 - a. Section 38-6 Definitions. Amend or clarify Building setback, Yard, and Yard, side.
 - b. Sections 38-276(3), 38-306(3), and 38-336(3) Area Regulations for R-3, R-4, and R-5 zoning districts clarifying the measuring point for the Rear yard on a lakefront lot
 - c. Section 38-483 Area, height, setback and use conditions and exceptions.
 1. Subsection (b) Existing lots of record. Establish maximum height, minimum side yard, and parking space requirement for allowing the use of a non-conforming lot of record for a single family structure. Also additional language addressing contiguous lots of record under the same ownership.
 2. Subsection (e) Building setback Exceptions. Add section (e) addressing allowable extensions or additions on structures.
 - d. Section 38-488 Heat, glare, fumes, dust, noise vibration, and odors. Additional language on exterior lighting.
 - e. Section 38-491 (b) Detached accessory buildings. Increasing the allowable size of a detached garage, removal of architectural restrictions, clarify

allowable height, and establish standards for the Zoning Board of Appeals to consider a larger or additional accessory building.

- f. Section 38-492 Swimming pools. Remove language already regulated by the Building Code.
- g. Section 38-494 Front and rear yard averaging. Extend the scope of existing adjacent buildings from 100 to 300 feet.
- h. Section 38-498 Fences. Remove the permit requirement. Classify a decision to allow a taller fence as an administrative departure with standards.
- i. Section 38-512 Private roads. Revise construction requirements based on the number of lots served.

b. Other business

Update on the PUD Subcommittee

5. Public Comments

6. Announcements

7. Adjourn

***Notices for the Public Hearings were printed in the Holland Sentinel on Sunday, April 3, 2016, and mailed (for the rezoning request) on Friday, April 1, 2016.**

Meeting Cancelled