

**MINUTES
PARK TOWNSHIP
PLANNING COMMISSION**

Via Zoom conferencing
Holland, MI 49424

Regular Meeting
December 9, 2020
6:30 P.M.

DRAFT COPY

CALL TO ORDER:

Chair Pfof called to order the regular meeting of the Park Township Planning Commission at 6:30 P.M., held via Zoom per Emergency Order.

ATTENDANCE:

Terry DeHaan, Dennis Eade, Rosemary Ervine, Diana Garlinghouse, David Kleinjans, Jeff Pfof

Staff: Dan Martin, Legal Counsel, Julie Lovelace, Zoning, Greg Ransford, Planner, Howard Fink, Manager

Martin noted that DeHaan remains a voting member of the Planning Commission although he was recently elected a member of the Township Board. The Planning Enabling Act provides that a member holds office until a successor is appointed, and the Board has not yet appointed a successor for Trustee DeHaan. However, he is not considered the Board liaison until appointed as such by the Township Board.

APPROVAL OF AGENDA:

Motion by Garlinghouse, supported by Ervine, to approve the agenda as submitted.

Voice Vote:

Ayes 6, Nays 0. Motion carried.

APPROVAL OF MINUTES:

Garlinghouse asked for the minutes to be amended to provide clarification about her question regarding the purpose of the drive-thru in the Bowerman Blueberries application proposal. There was also a question about the response by the owner. Her question was meant to be a

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general question about what products would be offered via the drive-thru and the recalled response was “anything in the shop.”

Martin suggested adding “so long as at least 50% of the products offered are produced on and by the affiliated farm, then they were in compliance with GAAMP guidelines for farm markets.”

Motion by Ervine, supported by Eade, to approve the November 11, 2020 Regular Meeting Minutes as amended.

Voice Vote:

Ayes 6, Nays 0. Motion carried.

NEW BUSINESS:

A. Public Hearings

1. **John and Karen Daniel – Waukazoo Farmers Market Special Use Application – Section 38-423(29) PTZO) – Ottawa Beach Road**

The applicant seeks a more long-term presence on the property than a Peddler’s Permit can provide, but does not have a permanent plan for the use of the property and does not want to construct a permanent commercial structure on the property until they know how they want to use the property long-term. The Township does not currently regulate temporary commercial uses such as commercial farmer markets and food trucks, so the only option for the applicant is to seek approval of the proposed use through a special use pursuant to Section 38-423(29) – Use Regulations, Other Similar Retail Business or Service Establishments of the Park Township Zoning Ordinance.

Ransford provided the background to the history of the application from the Daniels.

Pfost said the complexity in this application request is the Special Use requirement. The recent Zoning Board of Appeals ruling to grant the three variances the applicant requested included a condition of a two-year time limit on the variances, which will then in effect run with the Special Use if the Planning Commission granted the special use authorization. The three variances granted by the ZBA included the conditions that all three are set to expire December 31, 2022. Unless the proposed special use were brought into compliance with the Zoning Ordinance regulations in effect at that time, the Planning Commission would not have the authority to grant the special use.

The Planning Commission has the authority to impose conditions and restrictions that are deemed necessary per Section 38-105. Staff recommended the following conditions for the special use request:

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- Provide light fixture specification sheets and photometrics illustrating lighting levels do not exceed 0.3 units at all property lines
- Provide appropriate screening of the east and south properties
- Install pedestrian pathway along Ottawa Beach Road satisfying minimum requirements of the Township and the Township Engineer
- Install no less than eleven (11) deciduous street trees along Ottawa Beach Road at a height no less than twelve (12) feet

Martin provided guidance regarding this application. He explained that the variance runs with the land. The Zoning Board of Appeals in its November 9, 2020 meeting said viewed in the long-term, the applicant would not meet the standards for granting the variance; however, for the short-term (two years) the ZBA thought that the standards for a practical difficulty could be met, and that the variances may be granted but for a short, limited time, to give the property owner the opportunity to determine a long-term plan and comply with the zoning regulations, as well as give the Township an opportunity to consider whether to amend the Zoning Ordinance to adopt regulations of commercial farmers' markets, pop-up markets, and food trucks. The variances that would be temporarily granted would not, in any equitable sense, cause a financial difficulty to the property owner in the event that after the two years, the variances would end, as there would be no permanent structures, no paved parking, no utilities – the property would likely look the same two years from now as it does today. These were the things that the applicant asked the ZBA to grant variances for – the permanent structure, paved parking, and utility connections. Part of the difficulty in that it is not self-created is the Township doesn't have an ordinance regulating farm markets. As a result, the Zoning Board of Appeals imposed the two-year timeline. . In two years they will have to cease operation of the market or meet the regulations contained in the Zoning Ordinance at that time, which gives the Township the opportunity to consider whether to allow these kinds of farm markets and food trucks, and if so, based on what standards and what regulations. The variances will effectively last two years. If the Township changes the ordinances to allow farm markets and food trucks in this district as a matter of right, and if the owner complies with those zoning requirements, no further application would be necessary; but if the Township changes the ordinances to require a special use for a farm market and food trucks, then the applicant would have to reapply for a special use at that time.

In other words, the Planning Commission can impose the condition of a two-year time limitation based on the Zoning Board of Appeals variances. The applicant will have to comply with that time frame.

PUBLIC HEARING

Pfost opened the Public Hearing at 6:58 P.M.

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John Daniel spoke to his application. He addressed the comment from Martin. He said continuing a farmers' market on vacant land is not a good return on one's investment. In two years he will know what he wants to do with property. He described the site plan he has in mind and wants to bring in more vendor selection. He also wants to add food trucks which are popular. The owner of bar is allowing him to use the parking lot. For 20 years this property has been vacant so he has tried to rejuvenate the land. His winter plan is the sale of Christmas trees.

He conducted a light study and will hang amber lights. He set up a perimeter and measured the optics. He dropped the photometrics to .2 which is less than the Township requirement of .3. He addressed the other conditions: the fence line is in place. Screening includes a tree area 10' to 15' in depth. The south boundary of the property has a wooded area in the commercial area which is on the Waukazoo Woods line. It was his opinion that the recommended pathway, as part of the Master Plan, would be a walkway to nowhere. The last point is in regard to the trees. This is asking too much for next two years. He doesn't want to hide behind a line of trees. The expense of installing 12' trees is prohibitive for him at this point. He agreed with the sign which will invite people to the area.

Derek Watts lives on Waukazoo Dr and attended the market every day in the summer. The community supports it. He saw visitors on bikes visiting the market. The plan is by and for the community. Pushback by the community on the former condo proposal was because the residents didn't want it. He didn't think trees would add to the market since it is an open air environment. It was his opinion the pathway doesn't make financial sense. He thought the Park Central Plan doesn't apply to this market.

Neil Daniel supports the market and the effort his family has put into it. In his opinion, the conditions are a barrier to the purpose of the market, especially until they know what the long term use of the market will be.

Garrett Daniel spoke to his support of the market experience. The farm market has improved the property and didn't think a sidewalk ending in the grass makes any sense. He looked at the Master Plan and noted commercial development is encouraged that enhances the character of the community. The public supports the market and the signatures collected over the summer prove its value to the community.

Karen Daniel mentioned a year ago they didn't know they would own the property. They purchased the property and went into a learning curve when they decided to operate the farmer's market. She appreciated the Township's consideration of the property and the Special Use requirement. It may not work out but the next two years should prove its worth if it's going to be a viable part of the community.

Tashia _____ seconded the desirability of the market. It's attractive to her as a consumer and it's convenient.

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John Daniel added he has studied the Township ordinances. He will be a good steward of the community and supports the two-year Special Use for the market. He could continue the market venture or sell the property. They will know in the future. He would appreciate consideration of one or two of the options, but not the third.

Pfost closed the Public Hearing at 7:29 P.M.

Pfost said the farmer's market is unique and despite the perceptions to the contrary he understands that the Township has worked hard to make this venture succeed. The conditions are based on Township requirements for Special Use. This two year endeavor is a relief but also a conundrum. It's an evolving project for the applicants as well as the Township. We have to be careful to not set a precedent.

Garlinghouse understood the Special Use runs with the land which is helpful to the public to understand why Coastal Condos come into play with this property. It was unusual with residential zoning in the rear of this property and commercial in the front. How the space could be utilized was a problem. We didn't want another stand of storage units. We wanted buffers and appropriate lighting. The Planning Commission appreciates Ransford's attention to what Township priorities are and why trees are important to this property and the Township. We have also approved a Tree Preservation ordinance. Could we go back later with tree requirement?

Eade said it's advantageous to have this two-year period for this venture. The Township is struggling with the Airport property, the entryway to the Township, and a lot of focus in other areas of concern. He supports the conditions imposed by the Zoning Board of Appeals for this application and if a path is consistent two years from now he wouldn't hold up granting Special Use regarding trees or a pathway.

Kleinjans asked Daniel about the Wiersma property regarding parking.

Daniel replied that he has a verbal agreement but can get a written agreement. The owner supports the fact the market has brought people into the area. The land is being used and maintained which makes them happy. It creates more business for that section of the businesses located there.

Kleinjans said if we can support a two-year Special Use agreement it would be a good approach. However, if we approve Christmas trees and food trucks how much more will be involved? How do we control all the elements in where this is going? In his opinion, the bike path isn't worth it at this point. The east and south buffers should be required but not for the market. Regarding the requirement for street trees, he deferred to Legal Counsel since the Tree Preservation ordinance was approved after this application was submitted. He asked about stakes he observed on the property. Was this the perimeter for the lights? And what was the arrangement regarding the sign?

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Daniel said he had put in the stakes. The sign will be in conformance with the ordinance and it won't be electrified. He has used temporary signs when the market was open and removed them when it was closed.

DeHaan thanked Eade and the Zoning Board of Appeals for the two year plan approach to this dilemma which gives everyone breathing room. The trees and sidewalk/path are issues. If we don't have a walkway what is our liability through that property? If the applicant made the investment it enhances the economic value of the property.

Ervine asked at the end of 12/2022 if nothing else has been done what happens to the property. What are the legal requirements for the Daniels?

Martin said with regard to a permitted commercial use you generally have to have a commercial structure on the property. One of the variances was for from this requirement, so that they could use the property with no permanent structure. Another variance was from the requirement to provide paved parking, and the final variance was from having utilities plumbed to the property. So with the variances that have been granted, there will basically be no requirement that the property be improved in the general sense – no structure, no pavement, no utilities. In two years' time the property should not look any different than it does today – a vacant parcel. If the variances lapse and the Special Use lapses, the property owner is in no worse position than today, and if the applicant needs to return to the Township two years from now, in order to achieve what they ultimately decide to do with the property as their long-term plan, then there is no financial difficulty to the Daniels. They haven't invested in utilities, a parking lot or a permanent structure.

If the Township has an ordinance for a farmer's market at that time the Daniels would have to apply and comply with the ordinance requirements in effect at that time as required by the Township. If the Daniels sell the property to someone else who wants a farmer's market then the new owners will have to apply to the Township for approval based on the ordinance requirements in effect at that time as well. The Planning Commission should, if it intends to approve the special use, require the Daniels to record a document with the register of deeds acknowledging the effective dates of the variance and special use permit, so that any potential purchaser would be aware of the conditions on the variance and the special use, including the time limitation.

Ervine asked about the problems of different vendors. Because the applicant went to multiple vendors they had to go to a Special Use. You can impose reasonable conditions. Are you willing to permit one and not the other? This is what the Planning Commission should decide. Christmas tree sales are like a farmer's market. The food trucks might not belong in Park Township. We will have to decide what exact use is permitted. Arts and crafts can resemble a flea market, which we may not want in the Township.

Ervine asked the Daniels if the farmer's market goes smoothly and in two years you might expand it what is the plan for a permanent idea?

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John Daniel said he has a vision to have a permanent farmer's market structure, a building with different amenities offered. The third option of selling is not appealing to him. He doesn't want a Dollar General in that area.

Ervine asked about the next two years - if this is approved, is this a good investment? Are you really looking at a permanent commercial venture?

John Daniels said he has acquired land, owns over 12 acres, and has deeded property to his children. His investment is significant. He needs these two years as a learning experience. He wants to make the right decision.

Karen Daniels said it's a learning curve for the Township as well as for them, in working on an ordinance to apply to such a permanent structure.

Garlinghouse said the Township shouldn't require permanent changes at this point. She noted there is no bike path on that side of the street. Would the recent millage cover the expense of the bike path?

Pfost said the planning on 28th Street for a bike path for those businesses required many years for that to be approved. We have to be careful about what we require here. What happens if this fails? We need to exercise some latitude. And we need to note there is no paved area for food trucks in this area. The point is we have heard some things this evening that are new and different. We need to look at this and bring it back in January.

Martin noted that the Planning Commission does not have the authority to waive requirements from the zoning ordinance, other than recommending that in a Planned Unit Development. Only the Zoning Board of Appeals can grant a variance. With regard to the requirements for paved parking, utilities, and a permanent structure, the ZBA has already granted variances so you don't have to meet those requirements. If there are other zoning requirements that have not been waived, then the Planning Commission cannot grant the request unless the applicant gets the necessary variance; if there are merely issues raised in how a standard is interpreted, then the Planning Commission has more discretion. The screening issue is important in this sense – is it a requirement or is it merely a consideration of a standard? Depending on how you see that and if the applicant meets that requirement or standard, then you can grant Special Use. Additionally, is it in compliance with the Master Plan? You can waive the tree requirement if it's not a zoning requirement. However, the applicant may need a variance for screening. With regard to the lighting issue, this hasn't been provided in writing and this should be specifically detailed as a requirement.

Martin recommended the Planning Commission consider postponing the decision for another month, in order to get all the necessary materials submitted and to have staff prepare a motion with specific conditions for approval, if the Planning Commission is so inclined.

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John Daniel said if the Planning Commission members need extra time to make a decision they should be considerate of him. He wants to bring in more people with him. He is asking for Special Use and the zoning ordinance regulations outline what is retail business. He stated he shows good intent and the Township is calling it a farmer's market so it is his opinion that he is within the guidelines. He is more than willing to give the Township extra time, he just noted that it is commercial property and the Township needs to be concerned what could happen to this property.

Pfost said to satisfy the Township Special Use process the problem is how do we articulate what exactly the applicant wants. We have to do our job on what's best for all the residents.

Martin said in terms of the similar uses that would be permitted in Subsection 29, there is a list of 28 commercial uses that come before it. The standards relate to and require the Planning Commission to consider the nature of the proposed use and how well it harmonizes with the surrounding area. The Planning Commission needs to know what that proposed use actually is or will be, both to determine whether it is similar in nature to the prior 28 listed uses, and in order to review these standards. The ordinance doesn't specifically address what the applicant is requesting a special use for – a temporary farmer's market - and the applicant is asking for changes as we go. We need to know what the proposed use is so the Planning Commission can adequately address the standards.

Kleinjans concurred. He is hearing different things tonight. It's supposed to be a farmer's market but some of the information is new. What are we authorizing?

Pfost said the City of Holland has provided vendors at its farmer's market with hardware and tables amenable to a farmer's market. It hasn't been offered here. The idea has continued to morph into something that is difficult to articulate. It doesn't fit the norm. We have provisions for the Special Use and we are trying to make it work at the same time your plans continue to develop. Do we review the standards as to whether they are met or do we want more time to digest what is going on with the application.

Kleinjans said he liked the farmer's market, but his problem is food trucks and other items that start to sound like a flea market. He wants to see a written motion with conditions that can be approved by the Planning Commission. He isn't comfortable yet regarding the boundaries.

Ervine would appreciate some extra time. She agreed the Planning Commission should have a clearly articulated motion to work with. She asked Ransford and Martin to outline the parameters given the two years and additional information from the applicant and what the specific conditions should be.

Garlinghouse said the applicant seems to be asking for a farmer's market. Why can't we just say it is a farmer's market and include food trucks and Christmas trees for two years?

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Pfost explained that what the Planning Commission is charged with is just not approval or denial of Special Use, but articulation of the conditions related to the two-year period. He will commit to working with Ransford to articulate where the areas of concern are and where we can meet with the Daniels to find a working solution.

Eade agreed with the input provided but feels responsibility to the Township in not making a decision he doesn't have in writing regarding the true scope of the use of this farmer's market. Let's work with Ransford and Martin and approve in January.

DeHaan said he cannot support a motion at this time. If we go through the standards they won't be met. Let's postpone this decision until January.

Pfost asked Martin if postponement until January is appropriate.

Martin said yes. He pointed out the narrative that was submitted mentioned food trucks but did not mention arts and crafts, which the applicant raised during the meeting. Everyone should know what you're going to vote on before you vote. It should be very clear so the Planning Commission can accurately assess what the impact will be and whether the standards are met.

Kleinjans asked if a straw poll was necessary. The bike path isn't necessary to the application. The buffer on the south side and maybe the east side aren't necessary. Street trees shouldn't be required. This could give Ransford and Martin direction.

Martin advised against the avoid straw poll. A motion to postpone the matter and have Staff prepare a resolution approving something for approval, modification, or rejection at the next meeting was advisable.

Ervine moved, supported by Kleinjans, to postpone action on the request and to direct Staff to prepare a draft of a resolution approving the Special Use with conditions, which would be subject to the review, approval, modification or rejection of the Planning Commission at the next meeting.

DeHaan said this proposal has changed. We need to be clear on the proposal for this property.

Eade and Garlinghouse were in support.

Roll Call Vote:

Kleinjans, aye; Garlinghouse, aye; Ervine, aye; Pfost, aye; Eade, aye; DeHaan, aye.

Ayes 6, Nays 0. Motion carried.

The Planning Commission recessed for five minutes at 8:57 P.M. The meeting reconvened at 9:05 P.M.

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2. Benjamin's Hope Planned Unit Development – Final PUD
Development Plan - 3055 Grace Circle (aka 15468 Riley Street)

The applicant seeks a major amendment to the existing Planned Unit Development located at 15468 Riley Street. This request consists of construction in two phases of a 9,500 square foot addition to the existing Community Building as well as an additional 16 space parking area to the east of the Community Building.

Provided the applicant meets the Standards for Approval, Site Plan Standards, and submission of an Open Space Preservation and Maintenance Agreement Staff recommends approval with this condition.

Ransford introduced the agenda item. Since the application was found favorable at the preliminary hearing this is the Final Plan. Staff deems the proposed open space is sufficient.

PUBLIC HEARING

Pfost opened the Public Hearing at 9:07 P.M.

Phil Lyzenga, architect, explained the expansion will better serve the proposed uses. The three objectives are expansion of the existing office area, multi-use room, nutrition space, and additional parking space.

Tashia _____ said her property is adjacent to Benjamin Hope. Benjamin Hope staff shared the plans with her and she supports the project.

Krista Mason thanked all the neighbors of Benjamin Hope for support of the expansion project.

Pfost closed the Public Hearing at 9:13 P.M.

Pfost thanked Staff for the summary information on Benjamin Hope. He asked the Planning Commission members for their comments before moving the recommendation for approval forward to the Township Board.

Kleinjans asked if the tree ordinance applied in this case.

Martin said the tree ordinance occurred after Benjamin Hope applied for this amendment. Compliance could be waived in this situation.

Pfost asked how the tree ordinance could impact the application.

Ransford said Benjamin Hope is a unique PUD with regard to the tree ordinance. It is dual zoned, a mix of two different types of PUD elements. The Township requires buffers along the

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side and rear lot lines of the property. The Planning Commission could increase or decrease the buffer zones. The other component regarding the wildlife corridor would be boundaries providing a buffer of trees. The applicant is not proposing improvement along the street so that doesn't apply to tree buffers.

Pfost asked Kleinjans if he thought the tree ordinance was not adversely impacted by this PUD amendment.

Kleinjans said for this property it's not a problem. They have good buffers along all sides of the property.

Pfost concluded the Planning Commission has considered the tree ordinance and agreed the tree ordinance provisions are not adversely impacted. The property conforms to the tree ordinance.

Garlinghouse said Benjamin Hope is a boon to the community. She supports the amendment.

Ervine supported the request and appreciated what Benjamin Hope represents to Park Township.

Eade said he was proud of the service this organization provides.

DeHaan supported the amendment. It is a great facility. The proposal has options, especially the parking lot. They may develop that. He asked if Benjamin Hope can proceed with the options available following approval, or is there a sunset clause regarding a certain period for completion.

Martin said they could exercise the option without returning to the Planning Commission or the Township Board. However, the Planning Commission could place a time limit on when it had to be built as a potential condition.

Ransford said when the parking lot was reviewed for storm water, if it is exercised six months from now the site storm water system can handle the parking lot

Kleinjans moved, supported by Ervine, to accept Staff's recommendation as written and move the amendment forward to the Township Board for approval.

Roll Call Vote:

Kleinjans, aye; Garlinghouse, aye; Ervine, aye; Pfost, aye; Eade, aye; DeHaan, aye.

Ayes 6, Nays 0. Motion carried.

3. Division 11 – Public Lands and Open Space District

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Ransford said the Planning Commission is prepared to recommend this for adoption by the Township Board.

He explained this is intended for all Park Township-owned property to add a layer of security to keep them in public hands. If the property is sold it would have to be removed from Township ownership and would require public notice followed by a public hearing. It creates an opportunity for a public referendum if the Township should remove these properties from the zoning district. They are limited to public purpose. There is a map to accompany the document.

PUBLIC HEARING

Pfost opened the Public Hearing at 9:29 P.M.

There was no comment.

Pfost closed the Public Hearing at 9:30 P.M.

Kleinjans agreed it was a good idea. He suggested a couple of changes in the language: In the Section 38-465 (a), should it say “Park Township-owned” rather than “to acknowledge publicly owned.”

Martin said zoning regulates land use not land ownership. It isn't in reference to the properties owned by Park Township. Martin said only the public properties owned by the Township would be included within the district. In letter (b) Park Township is referred to, and Martin stated he was okay with leaving it in (b).

Kleinjans also suggested removing the word “extensively” – what purpose does this word serve?

Ervine appreciated the work by Ransford and Martin and supported moving forward with approval.

Eade said it guarantees transparency.

DeHaan supported endorsement and moving it forward to the Township Board.

Garlinghouse was in support.

Kleinjans moved, supported by Eade, to recommend forwarding the document, as amended, to the Township Board for its review and approval.

Roll Call Vote:

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Kleinjans, aye; Garlinghouse, aye; Ervine, aye; Pfof, aye; Eade, aye; DeHaan, aye.

Ayes 6, Nays 0. Motion carried.

B. Planned Unit Development – Anchorage Marine Condominiums – Major Amendment, Preliminary Development Plan – 1825 Ottawa Beach Road

Ransford said this is the Final Development Plan for the Anchorage Marine Condominiums. The applicant was before the Planning Commission earlier this year with this recommendation. Recently, the applicant determined a marketing design element was necessary. One of the elements as part of the Master Plan, the short version, was the architectural design of these properties which should reflect the design of the area. The previous design was more Victorian; this design is a more modern design which will be consistent with the North Beach area design. The design has changed from a peaked roof to a flat roof with an overall height of 44'. A copy of the site plan was provided.

Jeff Cavanaugh said it is a new and improved design for the Anchorage Marina/Boatyard Walk. The modifications are aesthetic. The proposed design has no peak façade roof shape – it is more in line with the area which include marina and boatyard designs. This made more sense in practical and investment terms. A rooftop outdoor living with a great view was attractive to

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potential buyers. They eliminated balconies giving more square footage to units and a larger rooftop outdoor living accommodation. It gives more marketability to the units.

Andy Baer, architect for the project, said they did a market analysis with regard to real estate values. Architecturally, the Victorian design wasn't going to appeal. This is more attractive.

Ervine liked the change and said the rooftop design will be a more positive addition. She asked about the change in the garage area.

Andy said the original roof design looked awkward. That was the motivation.

Kleinjans understood the increase in the square footage and supported the change. He asked what the roof material will be.

Andy said it looks like decking. It will drain appropriately.

Garlinghouse said it has an industrial look and more modern. The view will be incredible.

Eade said it added distinction and will improve the property value.

DeHaan liked the design and asked about the flat roof. Will there be a water and snow issue?

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Andy said the surface area will not be affected by water flow. The previous design had gutters, and this will also.

Cavanaugh said it will drain underground. The downspouts go into blacktop and drain out to the road. This will keep water and ice off the surface.

Ransford recommended a motion to approve the original motion with the change in the façade materials.

Kleinjans moved, supported by Eade, to approve the amendment to the PUD and forward to the Township Board for approval.

Kleinjans, aye; Garlinghouse, aye; Ervine, aye; Pfost, aye; Eade, aye; DeHaan, aye.

Ayes 6, Nays 0. Motion carried.

OLD BUSINESS

Task List – Finalization in Final Form

Staff has provided the Task List for review. Early in 2021 the Planning Commission will have Step 2 of the Strategic Plan. Ransford and Martin will have materials to assist with the process.

PUBLIC COMMENT

Pfost opened Public Comment at 10:04 P.M.

John Daniel said he appreciated the way the Township government works and thanked the Township for its support.

Pfost closed Public Comment at 10:05 P.M.

ANNOUNCEMENTS

1. Master Plan – 5 Year Review

Jim Gerard, the new Township Supervisor, has asked the Planning Commission to put this on its docket for review. There will probably be an update regarding the Park Central Plan, especially regarding the Airport now that it is closed and there is no airport activity. Ransford will begin that process, perhaps in the spring.

DeHaan suggested the Planning Commission review the critical items and follow through with a plan.

2. Planning Commission Meeting Day of the Month Discussion

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Everyone is to notify Ppost what night of the week would NOT work for meeting in the future. This should be e-mailed to him by 12/11. He will determine the results and let the Planning Commission members know so they can adjust their calendars.

3. The next Planning Commission meeting date is January 13, 2021

ADJOURNMENT

Garlinghouse moved, supported by Ervine, to adjourn the Regular Meeting at 10:25 P.M.

Voice Vote:

Ayes 6, Nays 0. Motion carried.

Respectfully submitted,

Judith R. Hemwall
Recording Secretary
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Approved: