

Kearney Township Planning Commission
Regular Board Meeting
Monday, September 16, 2019
7:00 pm

MINUTES

Call to Order: Dave VanSice called the meeting to order at 7:02 pm

Roll Call: Present: Michelle Valuet, Rex Hagood, Dave VanSice, Gloria Campbell, Dan Hiltz, and Ed Niepoth; Absent: Melissa Przybyszewski

Pledge of Allegiance

Conflict of Interest: None

Approve Agenda: Motion by Valuet, support by Hagood, to approve the agenda. All voting yes. Motion carried.

Approve Minutes: Valuet noted a change to the minutes; she would like to add “and lot width” to the Report from Township Official/Zoning Administrator number 1. The sentence will read “There was a ZBA meeting on July 18, they talked about square footage and lot width; there were questions about this and it was decided to have Dan Hiltz come to the September planning commission meeting to talk about this and answer questions.”

Motion by Valuet, support by Campbell, to approve the minutes with the change. All voting yes. Motion carried.

Correspondence: None

Public Comment: None

Report from Township Official/Zoning Administrator:

Valuet wanted the group to know that she passed out copies of the signed planning commission by-laws to the Board.

Dan Hiltz and Ed Niepoth were both present at this meeting to discuss the Cullen property split request. The Cullen’s requested to split their R1 property, which would make the property very small in some areas, but would still be 100’ at some point in the property near the water. The parcel requirements table in the Zoning Ordinance Appendix is vague and needs to be clarified what it means with more detail. Dan spoke with attorney Brian Graham about the issue and he suggested that Ordinance #6 of 1998 needs to be re-done and clarification made in the table, but said that if the Cullen request had been approved then there could be major

problems in the future for all parcels across the entire township; he recommended the denial of the request. He also suggested that we hire a consultant that would work with the commission on cleaning up the parcel requirements and updating ordinance 6. There was discussion about the ZBA results and how the commission board needs to move forward with this topic.

After discussion, it was decided that the Planning Commission Board would make a formal recommendation to the Township Board to hire a consultant to come to the October planning commission meeting to begin discussions about needed changes to the parcel requirements table as well what changes are needed for Ordinance #6 of 1998.

Old Business: A. Master Plan – this was tabled until a later date as we wait for the 2020 Census information

New Business: None

Public Comment: None

Commission Comment:
Dave wanted to thank the group for helping out with everything during his sickness, he appreciates everyone. He is planning on staying on the Board until he isn't able to anymore, but wondered if there was a way to put out a request for letters of interest from the township. After discussion, Ed mentioned that there have been a few people that have expressed an interest in being on the Board, but he would like to see Dave continue as long as he is able.

Adjourn: Motion by Valuet, support by Hagood, to adjourn the meeting at 7:50 pm. All voting yes. Motion carried.

Respectfully submitted by Gloria Campbell