

Kearney Township Planning Commission
Meeting Minutes
March 18, 2024, Regular Meeting

Call to Order at 7:00 PM EDT.

Members present: S. Alger, L Elrod, D. Jacques, T. Murray, C Rix

Pledge of Allegiance

Conflict of Interest – None reported.

Jacques moved to approve of the agenda as amended. Second by Rix, Carried

Alger moved to approve of minutes of the ~~January~~ February meeting as distributed. Second by Murray, Carried

Correspondence:

Letter from John Leister requesting zoning district change and attachments rec'd 3.13.24

Letter from Steen Grundahl re site review

Public Comment:

Nate Schroer, Vally View Dr – Support for STR

Mr Binkrewicz - Support for STR

Reports

- Township Official: Steve – Reported on Township Attorney report to Board on STR Status
- Zoning Administrator: - Dan reported on two permits issued for bathroom remodels.
- ZBA: No appeals have been filed.

Old Business

- A. STR issues – Jacques followed up on Serve’s report suggesting the Commission schedule public discussion sessions to plan an ordinance to regulate the health, safety and neighborhood relations issues related to short term rentals. Elrod suggested that this be done at special meetings so it does not get lost and/or overload regular meetings.
- B. Zoning Review – Jacques reported on research of Township zoning history.
- C. Master Plan – Elrod reported that feedback had been received from the external review of the draft. Jacques moved to incorporate the recommendations into the draft and forward to the Township Board. Second Elrod, Carried

New Business

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- a. Special Use Permit Application – Jacques moved to approve the revised form, second Alger, Carried.
- b. Zoning Change Application Form changes – Jacques moved to approve the revised form, second Rix, Carried
- c. Site Plan Steen Grundahl – Murray moved to approve the site plan for 4687 Aero Park Dr. pending review and approval by the pertinent external agencies. Second Alger, Carried
- d. Zoning Change Request – Jacques reviewed the email requesting a zoning change form R1 to RR for three parcels in Swiss Village East. He noted that this would require “spot zoning” and could not be approved. Jacques moved to reply to John Leister explaining that spot zoning is prohibited and that the change could only be made if the entire subdivision was rezoned to RR. Second Murray, Carried. Jacques will draft a reply.

Public Comment:

Ed reported that neighboring townships were not interested in joint STR plan and that the Board would be discussing this more at their next meeting.

Commission Comments:

None

Jacques moved to Adjourn @ 8:56 PM EDT. Second Rix, Carried

Motions:

1. To approve of agenda as distributed.
2. To approve of minutes of the February meeting.
3. To incorporate the recommended changes to draft Master Plan and forward to the Township Board.
4. To approve the revised Special Use Permit Application.
5. To approve the revised Zoning Change Application Form.
6. To approve the site plan for Steen Grundahl pending review and approval by the pertinent external agencies.
7. To reply to John Leister explaining that spot zoning is prohibited and that the change could only be made if the entire subdivision was rezoned to RR.
8. To Adjourn.

Respectfully Submitted,



R E Jacques
Secretary