

**Polkton Township Planning Commission
Regular Meeting
Polkton Township Hall**

October 20, 2020

Meeting Called to Order – 7:02 pm by Chairman Homik

Establish a Quorum –

Members present; B. Homik, C. Lindberg, R. Scott
Member in Training; K. Wieringa
Absent; G. Carpenter, K. DuBois

Receive Public Comment – none. Audience; Larry Lemmen, Rick & Sue Lemmen, Bill Courtade, Kathy Walt, Township Legal.

Approval of Agenda – motion made by Scott, seconded by Lindberg to approve the agenda. All Ayes; APPROVED.

Review/Approve Minutes from September 15, 2020 – minutes were reviewed. Motion by Lindberg and supported by Scott to approve the September 15, 2020. All Ayes: APPROVED.

Lemmen Special Land Use – Rick Lemmen spoke and understands his property is in Ag but is looking for approval to build a home as he is nearing retirement and did not realize the ordinance had changed with restrictions to building in Ag. He believes that since he has owned the property for 40 years the request should be granted. Larry Lemmen spoke regarding that the property of Rick Lemmen has been part of the family since the 1950's. Larry purchased 30 acres and Rick purchased 8. Larry said there is no other use for the property except to build a house. Legal council spoke to clarify the ordinance 21.08. Use variance means cannot be used for anything else. The Planning Commission does not have the authority to change an ordinance. Board member Wieringa mentioned Ag also means to preserve natural features. Legal mentioned they could apply for a use variance.

A motion was made by Homik to deny the SLU application of Rick and Sue Lemmen due to non-compliance of ordinance 21.08. Support from Scott. Roll call vote; All Ayes. Motion denied.

Master Plan Review – representative from Fresh Coast Planning led the review of the changes made in September. Review of the Master Plan changes to the Appendix and maps. Within section 26, the reclassified area indicated for High Density Residential to Exclusive Agricultural Preservation. Noted was a portion of that land currently utilized for soil stockpiling by the landfill. No development inquiries for that area have been made for some time. There is a small parcel of land near the SE Schoolhouse now owned by the Township, that has been reclassified to Current Park. The area classified for the Eastmanville Special Planning Area has been reclassified to reflect the current zoning districts (a mixture of Ag-1, R-2 & R-5). Per discussions, the Eastmanville Special Planning Areas was a concept that has not been pursued in years. We are not aware of any intended neighborhood commercial development within the Eastmanville area. Noted was the current land use, higher density residential, is to remain. There were a few grammatical changes to the Appendix's. Changes will be made and reviewed in November.

Discussions – Reviewed building permits and Township Board minutes. Discussion on ordinances to review to update, solar energy(green) and wind in particular. These will be looked at after the master plan review is completed.

Public Comment - None

Motion to Adjourn- by Scott, support by Lindberg. Meeting adjourned 8:04 pm

Minutes written by; Jamie TenBrink, PC Recording Secretary

Next Regular Meeting – November 17 @ 7:00 pm