

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

April 20, 2021

Meeting Called to Order – 7:01 by Chairman Homik

Establish a Quorum –

Members present; C. Lindberg, R. Scott, G. Carpenter, K. DuBois (*virtual*)

Member in Training: K. Wieringa - *absent*

Public Attendee's: Matt Frain, Ted Costigan (*virtual*)

Receive Public Comment – none.

Approval of Agenda – motion made by Scott with support from Carpenter to accept the agenda with the change to #7, wording of Barn to Building. All Ayes; APPROVED.

Review/Approve Minutes from March 16, 2021 – minutes were reviewed and a motion to accept as written made by DuBois seconded by Carpenter. All Ayes: APPROVED.

Site plan condo for Matt Frain – property located on 64th Avenue, Residential zoned, pp# 70-05-10-400-010 & 70-05-10-400-011 was reviewed.

Mr. Frain is proposing a site condo named Sandy Brook, that will mirror Pine Point PUD to the north. He has submitted the application with required documents. Several comments and questions were fielded by Mr. Frain. Project is estimated to be completed 2021.

Chairman Homik led the site plan review.

Section 16A.03 was reviewed with all items being met or waived and no further findings.

Section 16A.04 was reviewed with all items being met and no further findings.

Section 7.04 was reviewed with all items being met and no further findings.

Section 22.04 was reviewed with all items being met and no further findings.

Recommendation was made by Homik to approve the Sandy Brook site condo plan contingent on the completion of the Hydrological study and the OCRC permit. Supported by DuBois.

Roll call: all Ayes.

Review of Accessory Building Ordinance – Section 4.11. Discussion ensued. Did not start at the beginning of the ordinance. Focused on floor area, size to lot ratio and height requirements. Some felt the numbers (square footage) should go up. Consensus was proposed to go with Scott's cut and paste version of 9a and Grand Haven's version, therefore eliminating page 10. The setbacks will not create size restrictions in all yards. The 25% number will not keep the ZBA applicant numbers down. Brief discussion of 'what is an accessory building', the PC likes the information provided from the Grand Haven print out.

Discussions – a. review of the TB minutes with discussion on the Verizon tower discontinuance, re-graveling and Broadband service. b. review of the building permits.

Public Comment - None

Motion to Adjourn- by Homik with support from Lindberg to adjourn the meeting at 8:45 pm.

Minutes written by; Jamie TenBrink, PC Recording Secretary

Next Regular Meeting – May 18, 2021 @ 7:00 pm