

GRANT TOWNSHIP PLANNING COMMISSION

Meeting Minutes

February 17, 2022

PRESENT: Acting Chair – Tim Martis, Edith Elsenheimer, Brian Heminger, & Joel Newton

ABSENT: Laura Rodriguez, Pam Hawley & Tom Stuart

Regular Meeting – Ordinance Updates

This meeting was called to order at 7:10 pm by Acting Chair, Tim Martis. The board reviewed the minutes from the January 20, 2022 meeting individually. Edie made a motion to accept the minutes as written, seconded by Brian; all were in favor and minutes approved.

Article 7 - Signs

Previously Article 4 – Numbers will be updated at completion of Ordinance Updates. The Ordinance changes completed last meeting were presented and recommended to the Township Board on February 7th. They have been approved and posted in Indicator this month. All 3 will go into be effective mid -March.

Articles 1 – 3

General provisions will be revisited later following the review of regulations. The new article 4 will be Non-Conforming Uses & Structures.

- Current 9 mos. time frame for vacant/dormant buildings due to fire, wind, other damages or deteriorated buildings will be changed to 12 months
- It is felt that all other areas are adequately covered

Lot of Record

- Lots smaller than the ordinance required sizes. Building can be allowed if all other set-backs & side yard requirements are met.
- Exceptions may be granted by application for variance and approved by zoning board
Note: Township zoning began approx. 1980's

Article 6

- This will be moved to Article 11 with possible site plan unit inserted here

Article 7 – Districts

Sec 2. C – Off Road vehicle use/ATV's – Need to expand on this – personal use only

Questions arose and discussions on the following:

Migrant Housing – Seasonal vs. year around housing

- Not allowable under federal migrant housing descriptions

Ag District – what is allowed

Dog Kennels – minimum of 2 acres is required

Riding Stable- Owner use only – not open to public competition

Maximum Building height – 35' – remove 2 ½ story in all area/descriptions and replace with 35'

2 family dwellings vs duplex – verification or description for each

Use Regulations

- Rather than list individually; list by general descriptions, retailers, Hazardous materials
- Addition of Event Center to cover future uses such as banquet hall
- Site plans will be required
- Industrial and commercial Districts will have updates descriptions

Next meeting – Sections 8 – 14

A motion to adjourn was made by Edie at 8:40pm; seconded by Brian.

All in favor, meeting adjourned.

Our next meeting will be held on March 17, 2022 at 7 pm

Notes submitted by: Recording Secretary & Gladys VeltKamp / Grant Township Clerk