

Covert Township

Planning Commission Minutes

Regular Meeting, May 18, 2022

Call to Order and Roll Call:

Meeting called to order by Chairperson Harding at 6:30 PM.

Present: Brown, Hawood, Berry, Harrington, Taylor, Harding, and Rendell

Absent: None

Others Present: Rebecca Harvey, Planning Consultant and Aileen Leipprandt, Attorney for Covert Industrial LLC.

Approval of minutes:

A motion was made by Taylor and seconded by Berry to Approve the Minutes from the April 20, 2022 meeting as presented.

Motion Carried.

Public Comment Concerning Non-Agenda Items:

Two people spoke in opposition to the proposed development for Fire Lane-12. They would like to have the Planning Commission to try and stop the development for environmental reasons.

Public Hearing Items:

Public Hearing on Rezoning property located at 78277 CR 378:

We resumed the public hearing that was postponed at our May 18th meeting.

Rebecca Harvey explained what was happening and where we were at in the process. Aileen Leipprandt presented the board with a proposed "Statement of Conditions" and explained why she thought that it was good solution for the Township.

After discussing the proposed "Statement of Conditions" we decided some changes needed to be made.

Motion by Harrington and seconded by Berry to recommend to the Township Board that the parcel continue to be zoned Industrial based upon factual findings by the Planning Commission that the parcel will continue to be used in a manner consistent with the rezoning of the parcel to Industrial in 2016 and that such a use is consistent with the Township's future land use plan and such other factual bases that the Planning Commission determines justify rezoning the parcel back to Highway Commercial.

We also recommend the Township Board approve the applicant's proposed "Statement of Conditions" with the following changes:

Bullet # 1. Delete the second part of the statement starting with " and other uses of a similar nature".

Bullet # 3. Delete this bullet.

Bullet # 6. Rewrite this bullet to say that the start for the 18 months of nonuse would be with the adoption of the ordinance.

Motion Carried with 6 yes votes and 1 no vote.

Ongoing Business:

Text Amendment – Section 18.24 B. and C. – Requirements for Dwelling Unit:

Rebecca Harvey presented an updated draft of the proposed text amendment. We reviewed the revised text amendment and decided that it was correct. A public hearing on the text amendment will be scheduled for our June meeting.

Text Amendment – Solar Energy Facilities:

Discussion was had on the Paw Paw Township ordinance for a starting point for drafting one for Covert Township. Several things in the ordinance were questioned. Rebecca Harvey will research the questioned items and we will continue our working on a draft ordinance at our June meeting.

Communications:

None

Next meeting date:

Next regular Meeting – June 15 at 6:30 PM

Adjournment:

Motion to adjourn at 8:40 PM.

Respectfully Submitted:

Wayne Rendell, secretary